



# Azure Apartments, Woodberry Down £3,900



Available 8th September | Unfurnished | Balcony | Concierge | Residents' Lounges | Residents' Cinema Room |  
Near Manor House Station | Great Transport Links | WeChat: CLH-Consultant.



CROWN  
LUXURY HOMES

lettings@crownluxuryhomes.com  
+44 2035 143482



- Unfurnished
- Concierge
- Residents' Cinema Room
- Floor-to-ceiling Windows

- Balcony
- Residents' Lounge
- Integrated Appliances
- Great Transport Links



### The Property

Stylish and spacious 3-bedroom, 2-bathroom apartment located on the 2nd floor, offering views towards the local reservoir from a private balcony. This modern home features an open-plan living space with floor-to-ceiling windows, allowing plenty of natural light to flood the property. The sleek kitchen is equipped with integrated appliances and a breakfast bar, perfect for casual dining or entertaining.

The apartment offers ample storage throughout, including fitted wardrobes in both the master and second bedrooms. The master suite includes access to a private ensuite, providing a luxurious and private retreat. All three bedrooms are generously sized, each offering comfortable living space and flexibility for various uses.

With its contemporary design, excellent storage options, and picturesque views, this apartment is a fantastic choice for those looking for both style and functionality in a prime location.

### The Development

The surrounding area is rich in green spaces, including the nearby Woodberry Wetlands and Finsbury Park, offering residents a perfect balance of city living and nature.

Woodberry Down is well-connected with excellent transport links, offering easy access to central London and surrounding areas. The development is just a short walk from Manor House Underground Station, served by the Piccadilly Line, providing quick connections to King's Cross, the West End, and Heathrow Airport. Finsbury Park Station is also nearby, offering additional Underground, National Rail, and Overground services. Numerous bus routes serve the area, ensuring convenient travel by public transport. The development also benefits from easy access to major roadways, including the A503, connecting to key motorways.

A residents' Business Lounge and a Cinema Room is also available to residents.

### Additional Information

Council: Hockey; Tax band - F

Heating/hot water provider: Insite Kurve Energy (Fees and Charges May Apply)

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

Local Council: Hackney  
 Council Tax Band: F

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

