



Hawker House, Woodberry Down

£3,300



Furnished/Unfurnished* | Available in July | Private Terrace | Concierge | Cinema Room | Residents' Lounge | Great Transport Links | WeChat: CLH-Consultant.



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- Private Terrace
 - Concierge
- Residents' Cinema Room
- Close to Local Reservoir

- Great Storage
- Great Transport Links
- Residents' Lounge
- Near Manor House Station



The Property

Step into a world of contemporary elegance with this stunning two-bedroom apartment in the heart of the Woodberry Down development. Positioned on the ground floor of Hawker House, this beautifully designed home offers seamless indoor-outdoor living, with a private terrace that opens directly onto the serene communal gardens.

The moment you walk in, you're greeted by a spacious open-plan living area, where floor-to-ceiling windows bathe the space in natural light. The sleek, modern kitchen, complete with Miele appliances, blends effortlessly with the dining and lounge areas, creating a perfect setting for both relaxing evenings and entertaining guests. Every detail has been designed for comfort, from the high-quality finishes to the carefully curated lighting that enhances the apartment's warm and inviting atmosphere.

The two generously sized bedrooms provide a peaceful retreat, with large windows that frame lush green views. The principal bedroom boasts an elegant en-suite bathroom with a walk-in shower, while the second bathroom offers a full-sized bathtub, both featuring contemporary fittings and ample storage. Plush carpeting underfoot adds a touch of luxury, creating a space that feels both refined and effortlessly comfortable.

Step outside onto your private terrace, where you can sip your morning coffee or unwind in the evening, surrounded by beautifully landscaped gardens. This seamless connection to nature offers a rare sense of tranquility in the city, making it a true urban sanctuary.

Woodberry Down

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 will open in Summer 2025 (subject to change).

Additional Information

Heating/hot water provider: Insite Kurve Energy

Council: Hackney; Tax band D

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

*The landlord can provide furniture, but under separate negotiations.

Local Council: Hackney
 Council Tax Band: D

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

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