



# Willowbrook House, Woodberry Down £2,650 Per month



Available: 21st May | Private Balcony | Furnished | Concierge | Gym | Swimming Pool | Great Transport Links |  
WeChat: CLH-Consultant.



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- Furnished
- Swimming Pool
  - Gym
- Close to Finsbury Park
- 6 min to Kings Cross & St Pancras Station by tube

- Concierge
- Private Balcony
- Close to Manor House Station
  - Wooden Flooring
  - Great Transport Links



## The Property

Welcome to this stylish and contemporary one-bedroom apartment located in the desirable Willowbrook House, part of the prestigious Woodberry Dawn development. This thoughtfully designed living space offers a perfect blend of comfort, convenience, and modern luxury.

The apartment boasts an open-plan living area, seamlessly connecting the lounge, dining, and kitchen spaces including access to a private balcony with views towards the communal courtyard. The sleek, fully-fitted kitchen comes equipped with integrated appliances for every day convenience.

The well-appointed double bedroom features large windows that allow plenty of natural light, and built-in wardrobes offering ample storage. The stylish bathroom features contemporary a bathtub with overhead shower, vanity unit, and heated towel rail. There is further storage cupboard in the hallway.

## Woodberry Down Development

Residents have access to a range of five-star facilities, including a pool, gym and a 24hr concierge service.

Nestled in the vibrant Woodberry Down area, this apartment offers excellent transport links, with Manor House Underground Station just a short walk away, providing quick access to the City and West End. 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.

## Additional Information

Heating/Hot Water Provider: Insite Energy (Fees and charges may apply; please refer to the supplier for more information)

Council: Hackney, Band E

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

Local Council: Hackney  
 Council Tax Band: C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	<b>84</b>	<b>84</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		

