



Let **UK** Home

1 Bedrooms

Flat

Located in London

£2,300 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Anax Street, Hackney London

N4 2JQ



Let UK Home are excited to offer a stunning one bedroom apartment in Hawker House, part of Woodberry Down development.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a private balcony, one bright bedroom and one modern bathroom.

Residents will benefit from beautifully communal areas, a concierge, residents' lounges, co-working spaces, private cinema and a vibrant community atmosphere.

The development is close to high-quality educational resources, with easy access to Central Saint Martins College of Art and Design, University of the Arts London, London School of Economics, University College London, Imperial College, King's College, and more.

The development is within walking distance to Manor House Underground Station, Finsbury Park Underground Station, and Stamford Hill Overground Station, connecting three major rail lines: the Piccadilly Line, Victoria Line, and Overground, providing convenient access to all areas of Central London and the West End.

The apartments feature a unique natural environment, close to the waterfront Woodberry Wetlands, and Finsbury Park is within walking distance. Nearby, there are numerous sports centers including sailing centers and climbing gyms. The nearby large shopping center Wood Green Shopping City offers various brands,

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- 3rd Floor
- Woodberry Wetlands
- Co-working Space
- Walk to Manor House Tube Station
- EPC Rating: B
- Concierge Service & 24h Security
- Residents Lounge
- Private Cinema
- Piccadilly Line, Victoria Line, and Overground





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3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: C

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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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