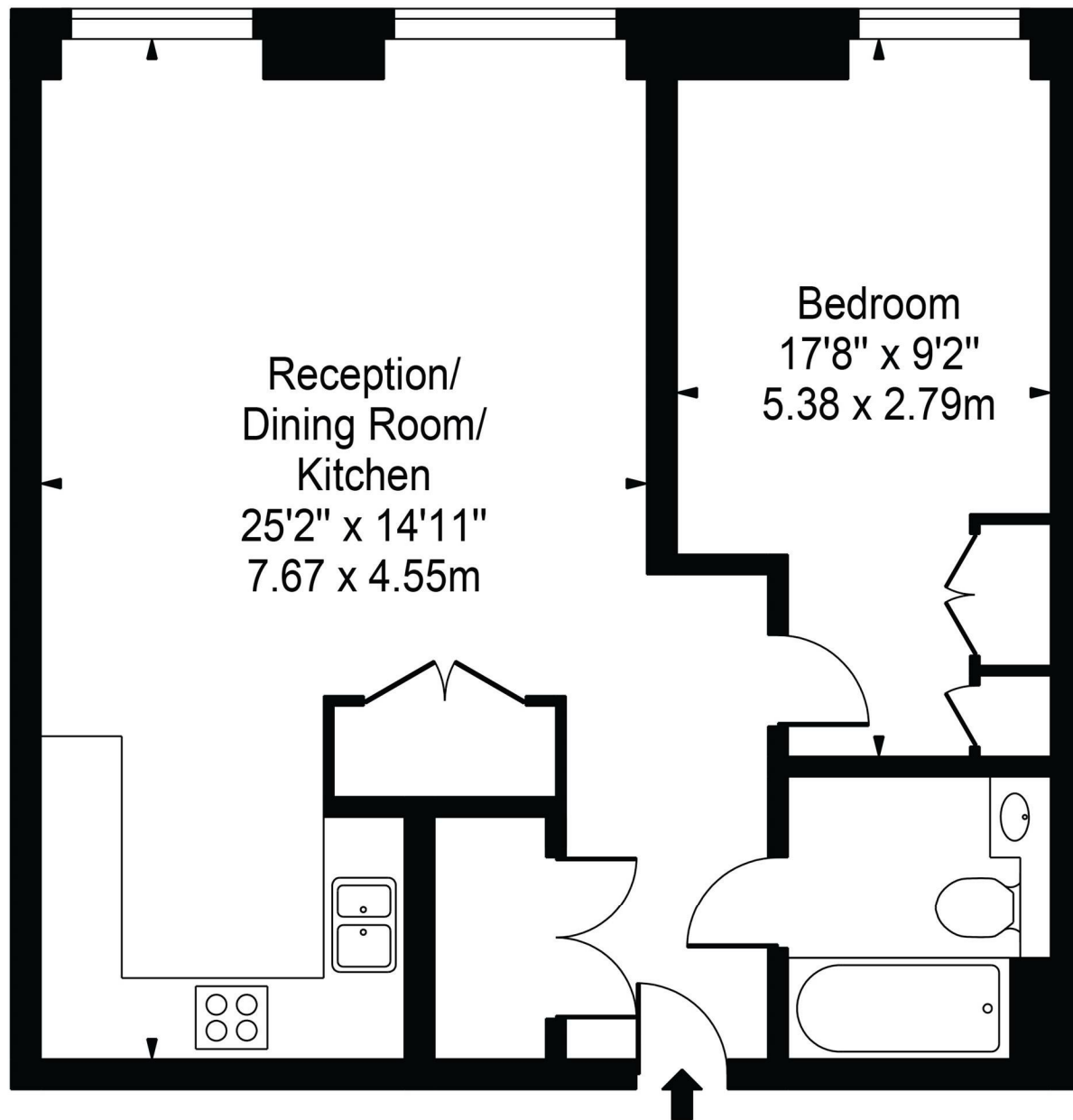


Emperor Point

Approx. Gross Internal Area 619 Sq Ft - 57.51 Sq M



Seventh Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Emperor Point, Dragonfly Walk, London

£2,400 PCM

- One double bedroom, located on the seventh floor
- Underfloor heating throughout
- Spectacular city skyline views
- 24/7 concierge service
- Fibreoptic broadband ready
- Modern bathroom with walk-in shower
- Lift access to all floors
- Tranquil waterside location
- Seven minute walk to Piccadilly Line
- Bicycle storage available

Emperor Point, Dragonfly Walk, London

An Exceptional, newly constructed, one-Bedroom Apartment for rent at Emperor Point, Dragonfly Walk, N4. Tucked away within the exclusive community of Woodberry Down, this stunning one-bedroom apartment in the sought-after Emperor Point development offers the very best of modern waterside living, all just moments from the buzz of North London life.

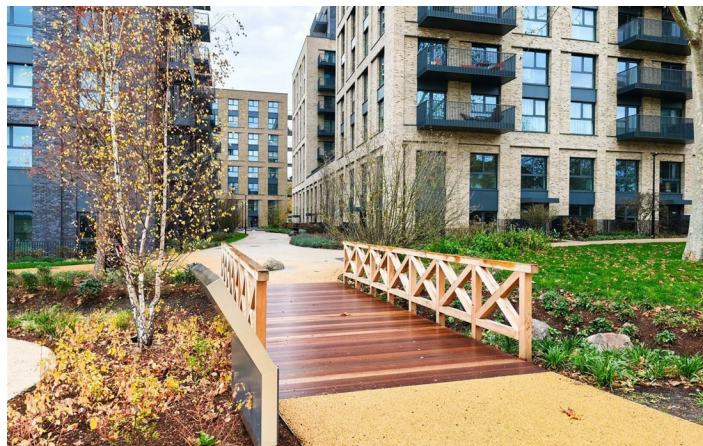
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Council Tax Band: C



Perfectly placed for commuters, the development is just a seven-minute stroll to the Piccadilly Line, with King’s Cross reachable in around six minutes. The local area is brimming with conveniences; from a health centre and schools to a gym, yoga studio and dry cleaners, all within easy reach.

Emperor Point offers exceptional on-site amenities, including a 24-hour concierge, secure video entry system, fob-controlled access, and CCTV in the ground floor lobby. There’s also dedicated cycle storage for those who prefer to travel on two wheels.

Set within a striking 20-storey tower, the apartment enjoys sweeping views across the nearby reservoir and towards the City skyline. With beautifully landscaped grounds, residents can enjoy a true sense of calm without leaving Zone 2.

The property features a bright and generously sized reception room, perfect for both relaxing and entertaining. The double bedroom includes a bespoke fitted wardrobe with soft-close doors and subtle LED strip lighting, giving a sleek and contemporary finish. The bathroom is equally impressive, complete with a stylish black-frame walk-in shower, feature tiling and a mirrored cabinet for a touch of luxury. Year round comfort is assured thanks to underfloor heating throughout.

Available Now

Fully Furnished

EPC Rating: B85

Council Tax Band: C

1 Week Holding Deposit: £553

5 Week Holding Deposit: £2769

Reception/Dining Room
25'2" x 14'11"

Bedroom
17'8" x 9'1"

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019*

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s))

withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contact (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.