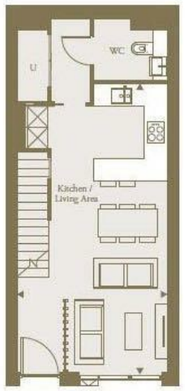
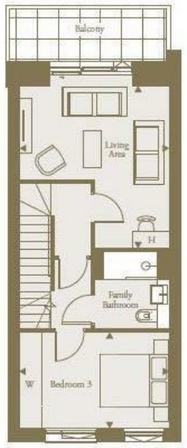
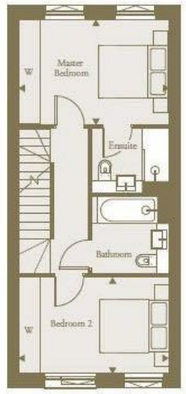


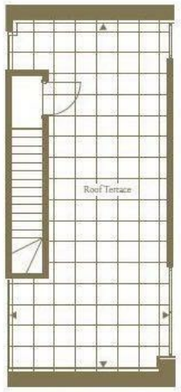
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF TERRACE

West Reservoir

West Reservoir

2-7 Springpark Drive

KEY
- U Provision for wardrobe
- High units
- W Wardrobe
- C Cupboard
- U Utility
- H Home working area

Floorplans shown for The Townhouses are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

3 Bed Townhouse	1404.7 sqft	130.5 sqm
External Area	499.1 sqft	46.0 sqm
Kitchen / Living Area	26'11" x 13'9"	8.2m x 4.2m
Living Area	15'2" x 13'9"	4.6m x 4.2m
Master Bedroom	13'9" x 9'10"	4.2m x 3.0m
Bedroom 2	13'9" x 8'10"	4.2m x 2.7m
Bedroom 3	13'9" x 8'10"	4.2m x 2.7m
Balcony	14'9" x 4'11"	4.5m x 1.5m
Terrace	32'1" x 14'9"	9.8m x 4.5m

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908

Springpark Drive, London

Asking Price £1,395,000 Leasehold

- Three double bedroom townhouse
- Stunning waterside London community
- Two reception areas
- Residents' concierge, swimming pool and gym
- Underground parking space
- Three bathrooms
- Exclusive development
- Private roof terrace and balcony
- 0.2 miles to Manor House Underground Station

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Springpark Drive, London

Petty Son and Prestwich are delighted to offer for sale this stunning three double bedroom, three-bathroom luxurious town house, nestled within Woodberry Down, London's unique landmark regeneration neighbourhood.

3 3 2 Council Tax Band: F

With just seven stylish three-storey townhouses, this exclusive home is just a short walk from Manor House underground station (0.2 miles), allowing you to be in the City in under twenty minutes and King's Cross in under eight minutes. This flourishing, waterside community, is set alongside a serene sailing lake and Finsbury Park's 112 acres of green open space. However, is it also minutes from the eclectic and vibrant urban village of Stoke Newington, ensuring the new owner can enjoy the blend of life cocooned within the calm of a wildlife sanctuary whilst having outstanding access to the buzz of Central London within minutes.

The ground floor accommodation is comprised of a contemporary open plan living space, with a stunning modern fitted kitchen with seamless light grey cabinets and stylish grey splashbacks. The kitchen provides plenty of work surface space, whilst the remaining area can easily accommodate a dining area and lounge space. There is also practical storage space and a downstairs toilet, which is ideal for guests. The first floor offers a large formal lounge with access to a private balcony that generously spans the whole width of the property.

The first of three double bedrooms with fitted wardrobes can also be found on this floor as well as the family bathroom. One the second floor there are two further double bedrooms, both with fitted wardrobes and ensuite bathrooms that are both stylish and practical. This floor can access the stunning roof terrace that has been beautifully landscaped and enjoys beautiful views and the perfect, private place to enjoy the summer sun in. The Townhouse Collection also enjoy access to an underground parking space, residents' only concierge, private swimming pool and state of the art gym.

EPC Rating: B85
Council Tax Band: F
Lease Information: 299 years from 6th June 2017 (290 years currently remain)
Service Charge: £5069.16 per annum
Ground Rent: N/A

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 +VAT per person.

KITCHEN LIVING AREA
26'11" x 13'9"

LIVING AREA
15'2" x 13'9"

BEDROOM ONE
13'9" x 9'10"

BEDROOM TWO
13'9" x 8'10"

BEDROOM THREE
13'9" x 8'10"

BALCONY
14'9" x 4'11"

TERRACE
32'1" x 14'9"