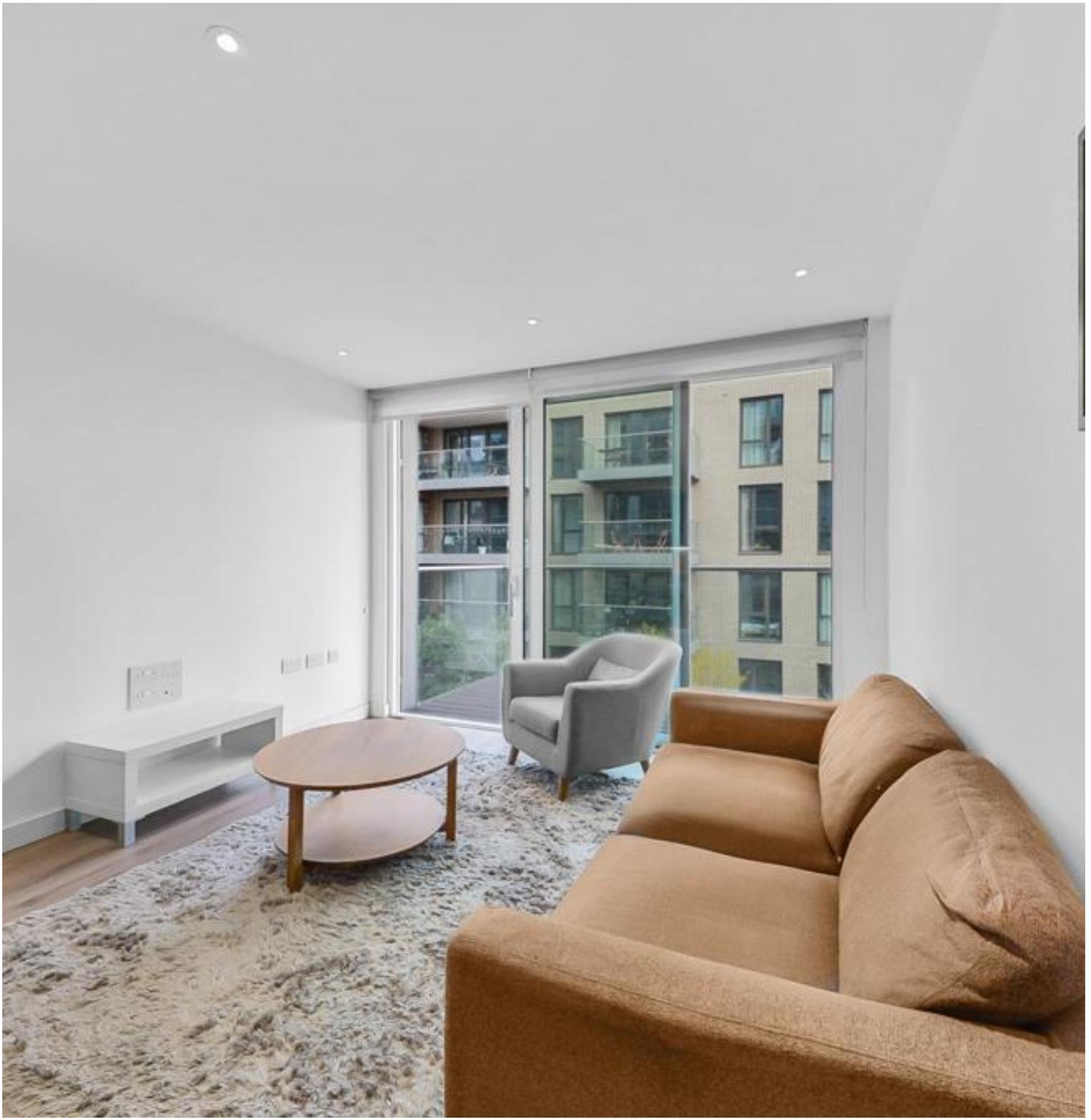




## Devan Grove, London N4

Guide price £450,000 Leasehold







## Description

Situated in the highly sought-after Woodberry Down area of North London, this modern one-bedroom apartment exemplifies urban living at its finest. The development represents a thoughtful blend of architectural excellence and community-focused amenities, creating an enviable lifestyle for discerning buyers.

This beautifully appointed home features an open-plan reception and kitchen area that maximises natural light through floor-to-ceiling windows. The sleek modern kitchen boasts integrated appliances, contemporary cabinetry with contrasting finishes, and under-cabinet lighting that creates an inviting atmosphere for both everyday living and entertaining. The thoughtful design extends throughout, with quality flooring and clean lines that enhance the sense of space and sophistication.

The private balcony offers a peaceful outdoor retreat with pleasant views across the development's landscaped grounds, providing the perfect setting for morning coffee or evening relaxation. The well-proportioned bedroom features fitted wardrobes and benefits from excellent natural light, while the modern bathroom showcases premium finishes including mosaic tiling details and contemporary fixtures.

Residents enjoy access to exceptional amenities including a 24-hour concierge service, fully equipped gymnasium, and swimming pool facilities that elevate the living experience. These premium services, combined with the development's well-maintained communal areas and landscaped gardens, create a true sense of community and luxury.

Woodberry Down has established itself as one of North London's most desirable residential areas, offering excellent connectivity to central London. The location provides convenient access to Manor House and Finsbury Park stations, while the vibrant local area features an array of independent cafes, restaurants, and green spaces including the nearby reservoirs and parkland.

The area's continued regeneration and investment have created a dynamic neighbourhood that appeals to professionals, families, and investors alike. With its combination of modern amenities, transport connectivity, and community atmosphere, this property represents an exceptional opportunity for those seeking contemporary London living.

Tenure: Leasehold.  
 Years remaining on lease: 286  
 Service charge: £3917.25  
 Ground rent: £250.00  
 Council tax band: C

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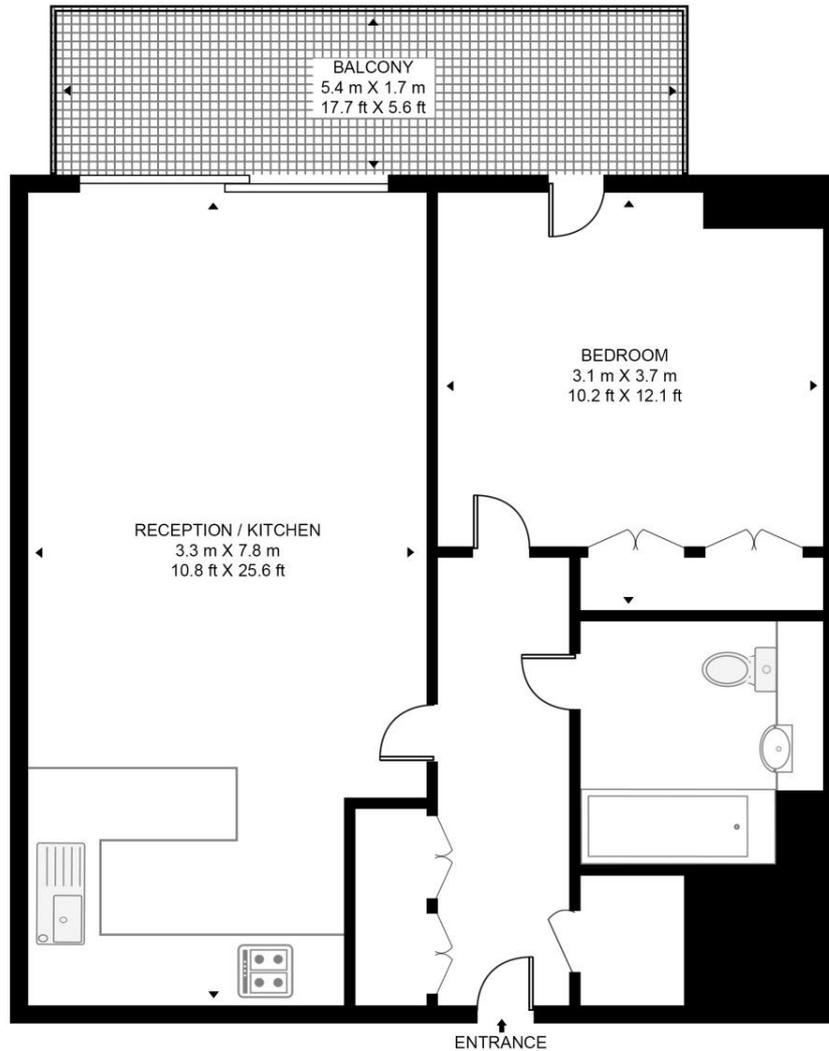
- Modern apartment living
- Private outdoor balcony
- 24-hour concierge service
- Residents swimming pool
- On-site fitness facilities
- Contemporary kitchen design
- Integrated appliances included
- Woodberry Down location
- Excellent transport links
- Quality interior finishes

# Floorplan

540 sq ft | 50 sq m

## CITY VIEW APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA 540 SQ.FT (50.2 SQ.M)



SECOND FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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