

Julian Reid



37 Aqua Apartments, Goodchild Road, London, N4 2BP
Super, two bedroom flat on the first floor of this modern block with balcony and south facing views over Stoke Newington west reservoir

Guide Price £595,000
Long Leasehold

- **Lovely views**
- **Council Tax Band: D**
- **EPC Rating: B**
- **2 Bedrooms**
- **Open plan living**

A super, modern flat within the Woodberry Down development offering bright and well presented accommodation with the benefit of wonderful, south facing views onto Stoke Newington reservoir. The flat is arranged on the first floor and offers two good sized bedrooms, well appointed bathroom and large open plan living area with a nicely fitted kitchen and doors opening onto a south facing terrace which overlooks the gardens and reservoir beyond. Manor House underground station is approximately 10 minutes walk and the vibrant selection of shops, bars and restaurants on Stoke Newington Church Street are also within easy reach.



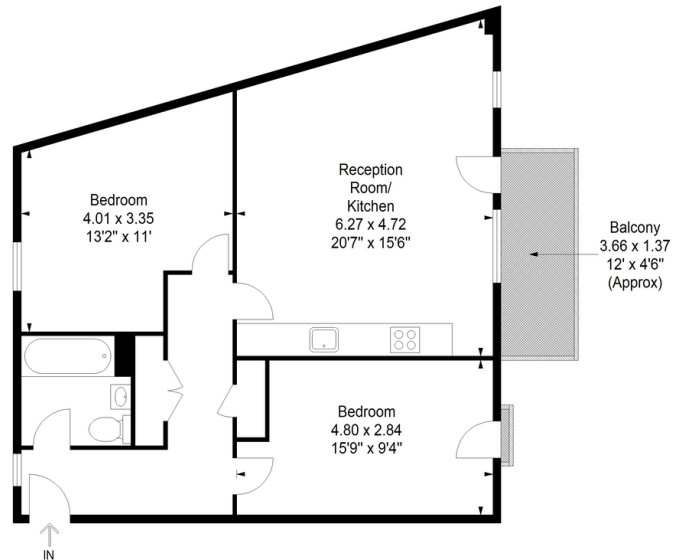
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Aqua Apartments

Approximate Gross Internal Area

First Floor = 766 sq ft / 71.16 sq m

Total = 766 sq ft / 71.16 sq m



First Floor

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For Illustration Purposes Only - Not To Scale
Floor plan For Julian Reid

Important

represent otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation and other consents and Julian Reid have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

