

1 Bed Flat In The Parkhouse 3 Kayani Avenue, London, N4 2GU

£479,500





## SHORT DESCRIPTION

Property Ref: 15530 Your premier first home or next investment asset awaits. Nestled within the award-winning, waterside Woodberry Park development by Berkeley Homes, this spectacular fifth-floor apartment perfectly blends strong financial returns with unparalleled luxury. For investors, it delivers a proven 4.86% net yield, while first-time buyers are offered a resort-style lifestyle. Enjoy a perfect blend of luxury urban living and serene natural beauty, with breathtaking panoramic views from your private balcony and direct access to stunning reservoirs and woodlands right on your doorstep. Property Highlights: Spacious Open Plan Living: A bright and airy reception room features attractive floor to ceiling windows that flood the space with light and provide direct access to a generous private balcony – perfect for morning coffee or evening entertaining. Modern Kitchen: The sleek kitchen is fully equipped with integrated modern appliances, including a washer dryer, dishwasher, and even a wine fridge. Impressive Double Bedroom: The well proportioned bedroom boasts a built in wardrobe and dramatic floor to ceiling windows, ensuring it's filled with light and offers those stunning views. Luxurious Bathroom: Enjoy a fully tiled, family sized bathroom finished in a chic hotel style, complete with a shower over bath, ample storage, and a large mirror cabinet. High Quality Finishes: The apartment benefits from wood style flooring in the reception area, neutral contemporary décor throughout, and is offered fully furnished for a seamless move. Exclusive Development Amenities: Residents enjoy access to a unparalleled suite of facilities, including: State of the art gym, indoor swimming pool, and spa 24hour concierge service for security and convenience Beautifully landscaped communal gardens Secure video entry system and lifts The Location: The property is perfectly positioned for both tranquility and connectivity. Step outside to explore the open spaces of Finsbury Park and the beautiful surrounding reservoirs. Manor House Underground Station (Piccadilly Line) is just a short walk away, offering direct and rapid services into the heart of Central London in approximately 15 minutes. Woodberry Down is in an exhilarating natural waterside environment and is just 20 minutes from the City in zone 2, the development is the perfect place to appreciate an unrivalled living experience in London. A thriving community with an abundance of amenities set alongside a tranquil nature reserve and sailing lake. Just down the road from Manor House Station, Green Lanes in Haringey is to Turkish food what Savile Row is to suits—offering a world of impeccable service, fresh meats, and delicious free tea that is a universe away from late-night desperation food. This is a rare opportunity to secure a luxurious, low maintenance lifestyle in one of North London's most sought after developments. Disclaimer: Whilst we endeavour to make our details accurate and reliable, they should not be relied upon as statements or representations of fact and they do not constitute any part of a contract or offer. Property Type: Flat Full selling price: £479500.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 291 Yearly Ground Rent Cost: £350.00 Yearly Management Cost: £3700.00 Council tax band:C EPC rating: B Measurement: 522 sq.ft Outside Space: Communal Garden, Balcony Heating Type: Underfloor Heating Chain Free Possession of the property: Tenanted -----

1

Bed Room(s)

1

Bath Room(s)

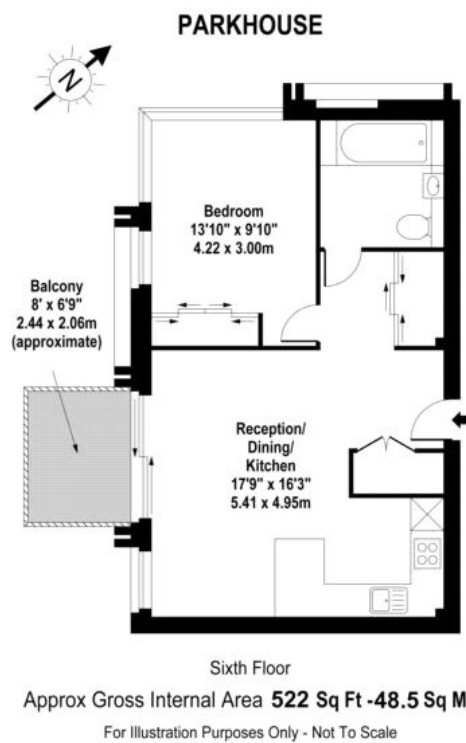
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                  |
|------------------|------------------|
| Property type    | Mid-floor flat   |
| Total floor area | 51 square metres |

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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