

## FACT SHEET – Apartment 32 City North West Tower, N4 3HQ

A sleek and stylish one-bedroom Apartment in fantastic condition with its own private balcony and 24-hour-concierge.

The premium and spacious Apartment is on the 9th floor of the West Tower within the City North development in Finsbury Park. As well as the private balcony, there are two glorious (and residents only) rooftop gardens for you to enjoy.

The connection to central London is extremely convenient with Finsbury Park Tube and Rail Station being a 30-second walk from the building entrance. Within City North development there are quality restaurants, cafés, cosmopolitan shops including Gails Bakery, M&S Foodhall, Cineworld and Spaces office facilities. Our favourite restaurants right on the doorstep include Honest Burger, Rosa's Thai, Tonkotsu and Boulangerie Bon Matin.

A little further afield, the parade of shops on Stroud Green Road (a stone throw from the flat) offers a great set of amenities: groceries (Lidl, Sainsbury's and Tesco), hair salons, dry cleaning facilities, coffee shops (Starbucks & Pret a Manger), and a number of great restaurants.

Here are some things we loved about living here:

- You are only a 30-second walk away from Finsbury Park Tube Station, and being in Zone 2 with access to Piccadilly, Victoria and overground Lines, you can get to Oxford Street in 10 minutes, and Covent Garden & London Bridge in 20 minutes. Finsbury Park Station also offers great access to Heathrow Airport, Brighton Pier and Cambridge;
- The private rooftop gardens on the second and tenth floor are both wonderful spaces to relax and enjoy the outdoors, and offer spectacular views of London's skyline - The Shard, Gherkin and BT Tower. The all-weather astro-turf is great for picnics with friends, and at-home yoga & workouts;
- On the second floor there is a large residents WIFI-lounge which provides workspace, entertainment facilities and sofas. It has all the amenities you need including a fridge, microwaves, and coffee maker. The Wi-Fi facilities mean you can opt to 'work from home' in the private lounge;
- The spacious, contemporary concierge and reception area is impressive with a lovely welcome home at any time of the day and night. The 24-hour security persons make home feel like a friendly and safe place to return to. Your parcels, deliveries and dry cleaning can be left at concierge for you to pick up when you return. So handy! The Apartment also has a video entryphone system so you can view your friends and family when they are arriving at City North;
- The large windows in both the living/kitchen and bedroom bring so much light and warmth to the flat. Being on the ninth floor offers a spectacular view of Alexandra Palace. We have installed modern and minimalist top-down bottom-up blinds so lie-ins can always be enjoyed. The bedroom is carpeted in a warm neutral tone, and the under-floor heating throughout the entire Apartment is great during winter;
- As major foodies, the kitchen and dining area was very important to us: the kitchen offers fully integrated Bosch appliances: stainless steel oven, five-zone induction hob, microwave, extractor hood, dishwasher, fridge & freezer, and loads of cupboard space;
- The parks and green space in the local area are fantastic – Finsbury Park is less than a 5-minute walk from the Apartment which is a lovely spot for a stroll with our dog Ziggy or, if you are looking to keep fit the park provides local group fitness, running & cycling classes, as well as basketball and tennis courts. The East & West reservoirs are close by for walks, watersports and open-water swimming. If you're a fan of cycling for pleasure or as your commute to work, City North provides a secure bike storage facility in the basement; and
- The journey! Over the last three years we have put all our effort into improving the flat in every way we could, and we loved every minute of making it our home, we would love nothing more than for the next residents to care for it as we did and make it theirs.

## COMPLETE LIST OF THE ENHANCEMENTS MADE TO THE FLAT:

We bought the flat in September 2020 and have since upgraded a number of aspects and maintained it to a high standard, including a full repaint of the flat interior (including walls, skirting boards, all doors), and mastic applied to skirting boards in the hall and kitchen/living rooms) in May 2023.

### Kitchen/ Living Room

1. Installation of LED spotlights;
2. Custom top-down bottom-up blinds for each of the windows;
3. Installation of TV bracket and re-routing of the cable/electric wires to achieve a wire-free aesthetic;

### Bathroom

4. Installation of a walk-in shower (the flat originally came with a bath only);

### Utility cupboard

5. Installation of multiple clothing rails and coat hooks to maximize hanging space;

### Bedroom

1. Installation of LED spotlights; and
2. Installation of an additional double wardrobe – with 2 sets of double wardrobes this is ideal for couples.
3. Custom top-down bottom-up blinds for each of the windows;
4. Installation of TV bracket and re-routing of the cable/electric wires to achieve a wire-free aesthetic;

## THINGS TO NOTE:

- **Term:** leasehold property with 995 years left to run on the term;
- **Size:** 614 SqFt;
- **Service charge** (paid bi-annually in January and July): approximately £255 per month;
- **Ground rent** (paid bi-annually in January and July): £450 per annum; and
- **Property management:** the freeholder is City North Finsbury Park Limited with the estate being managed by Rendall and Rittner on behalf of City North Finsbury Park Residential Management Company Limited.