



## **Willowbrook House, Coster Avenue, London, N4 2ZY**

**£750 Per Week**

A 2 BEDROOM, 2 BATHROOM APARTMENT FOR RENT WITHIN WILLOWBROOK HOUSE, PART OF THE VERY SOUGHT AFTER 'WOODBERRY DOWN' DEVELOPMENT, N4

SET OVER 850 SQUARE FEET WITH A SOUTH FACING BALCONY WITH VIEWS OVER THE RESERVOIR

Our 5th floor apartment comprises a spacious dual aspect reception room facing South/West, open plan fully fitted kitchen, master bedroom with dressing room and en-suite, a further double bedroom and luxury bathroom

Close to Manor House (Piccadilly line) Zones 2/3 and close to shops and supermarkets.

24 hour concierge, gym, swimming pool and co working spaces are on site for the residents exclusive use

SECURE PARKING AVAILABLE (at an additional cost)

FURNISHED. AVAILABLE FROM 21.07.2026

- 2 BED 2 BATH APARTMENT
- DUAL ASPECT S/W RECEPTION ROOM
- VERY WELL PRESENTED
- CLOSE TO SHOPS AND TRANSPORT
- 5TH FLOOR SET OVER A GENEROUS 850 SQ FEET
- PART OF WOODBERRY DOWN DEVELOPMENT
- 24 HOUR CONC, GYM, POOL & CO WORKING SPACES
- SOUTH FACING BALCONY VIEWS OVER RESERVOIR
- ZONE 2/3 MANOR HOUSE STATION
- SECURE PARKING SPACE AVAILABLE (at extra cost)

# Willowbrook House, Coster Avenue, London, N4 2ZY



WILLOWBROOK HOUSE



LOBBY



WILLOWBROOK HOUSE



UTILITY CUPBOARD



WILLOWBROOK HOUSE



HALLWAY

**Willowbrook House, Coster Avenue, London, N4 2ZY**



**DRESSING AREA**



**RECEPTION**



**BEDROOM**



**BEDROOM**



**DRESSING AREA/EN-SUITE**



**KITCHEN**

# Willowbrook House, Coster Avenue, London, N4 2ZY



KITCHEN



VIEW FROM APARTMENT



BALCONY



BEDROOM



BALCONY



RECEPTION

**Willowbrook House, Coster Avenue, London, N4 2ZY**



**RECEPTION**



**RECEPTION**



**SHOWER ROOM**



**RECEPTION**



**BEDROOM**



**HALLWAY**

# Willowbrook House, Coster Avenue, London, N4 2ZY



**BEDROOM**



**KITCHEN**

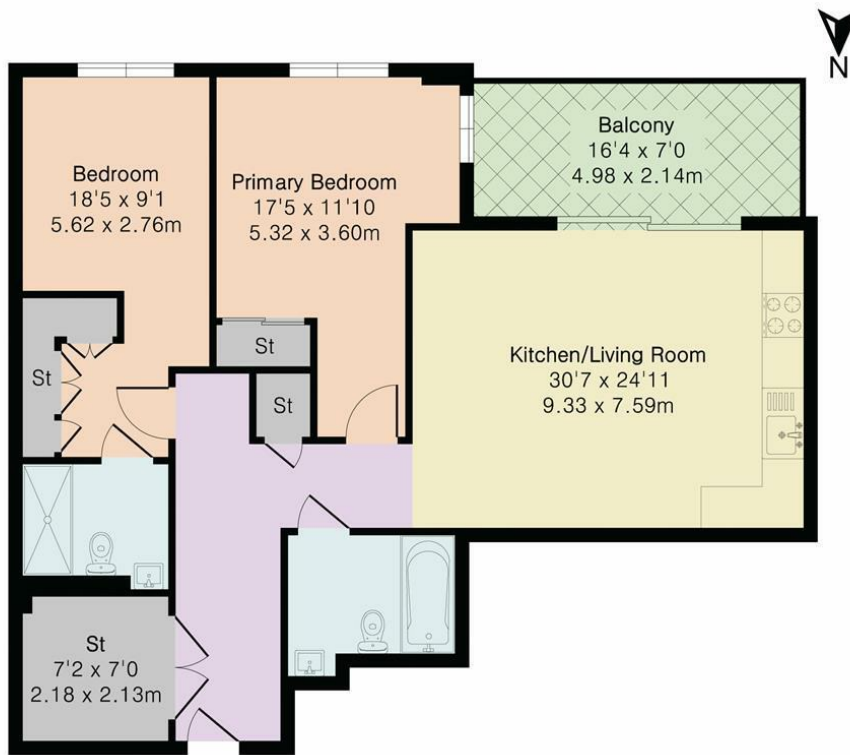


**BATHROOM**



**RECEPTION**

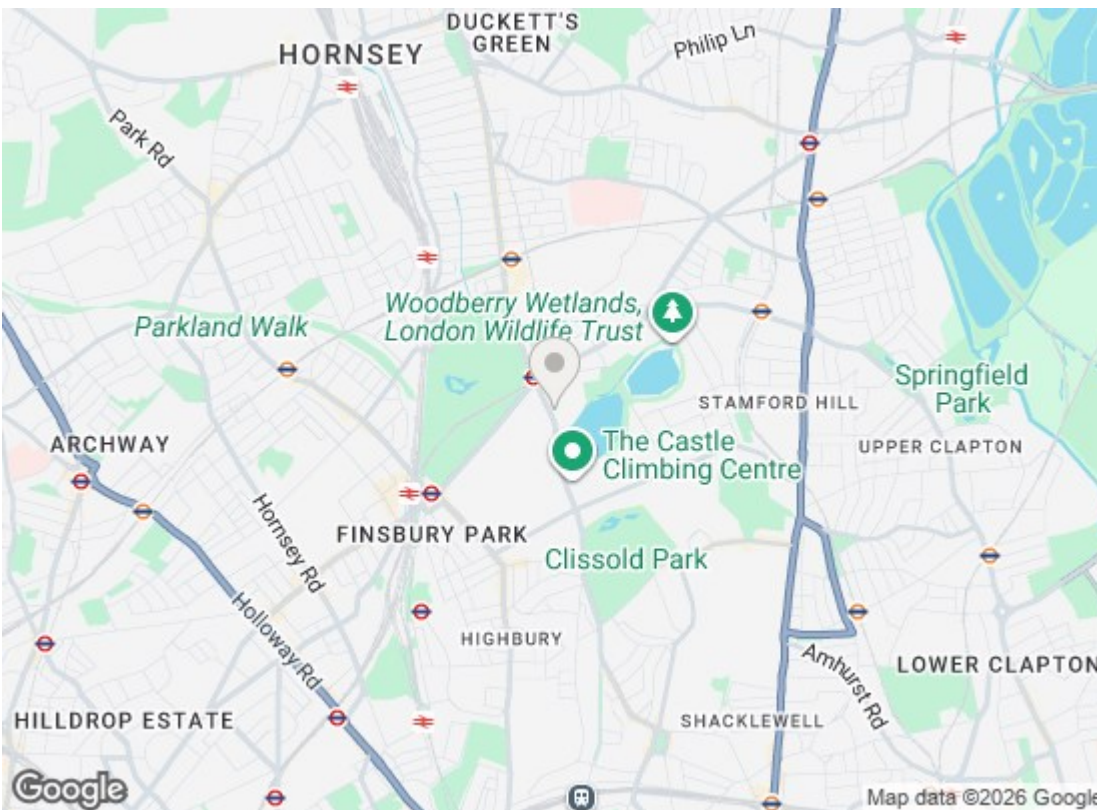
# Approximate Gross Internal Area 852 sq ft - 79 sq m



Fifth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.