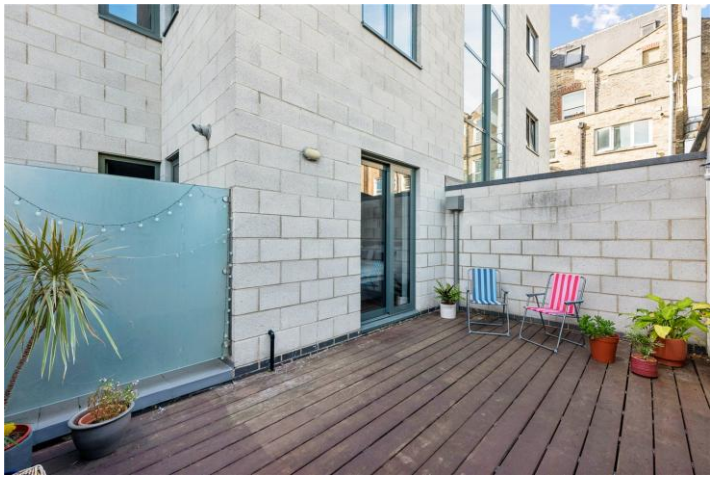






NEWINGTON APARTMENTS, ADEN GROVE, LONDON, N16

£525,000 LEASEHOLD

GROUND FLOOR ONE BEDROOM APARTMENT WITH PRIVATE GARDEN, MOMENTS FROM NEWINGTON GREEN, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A well proportioned one bedroom ground floor apartment forming part of Newington Apartments, a modern development on Aden Grove, N16.

The property extends to approximately 644 sq ft and benefits from a private garden measuring approximately 17'7 x 10'3, accessed directly from the bedroom. The accommodation is particularly well proportioned, with a generous reception room and bedroom.

The property comprises a spacious reception room and kitchen measuring approximately 24'6 x 17'6, providing excellent space for both living and dining. The bedroom measures approximately 13'1 x 12'2 and has direct access to the private garden, while a separate bathroom and hallway complete the accommodation.

Aden Grove is ideally positioned just off Green Lanes, close to the cafés, restaurants and independent shops of Newington Green and Stoke Newington. Stoke Newington Church Street is also within easy reach, offering a wide selection of independent shops, delis, restaurants and boutiques.

Excellent transport links are provided by Canonbury Overground station, along with numerous bus routes offering access towards The City, Angel and the West End. The open green spaces of Clissold Park and Clissold Leisure Centre are also within close proximity.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

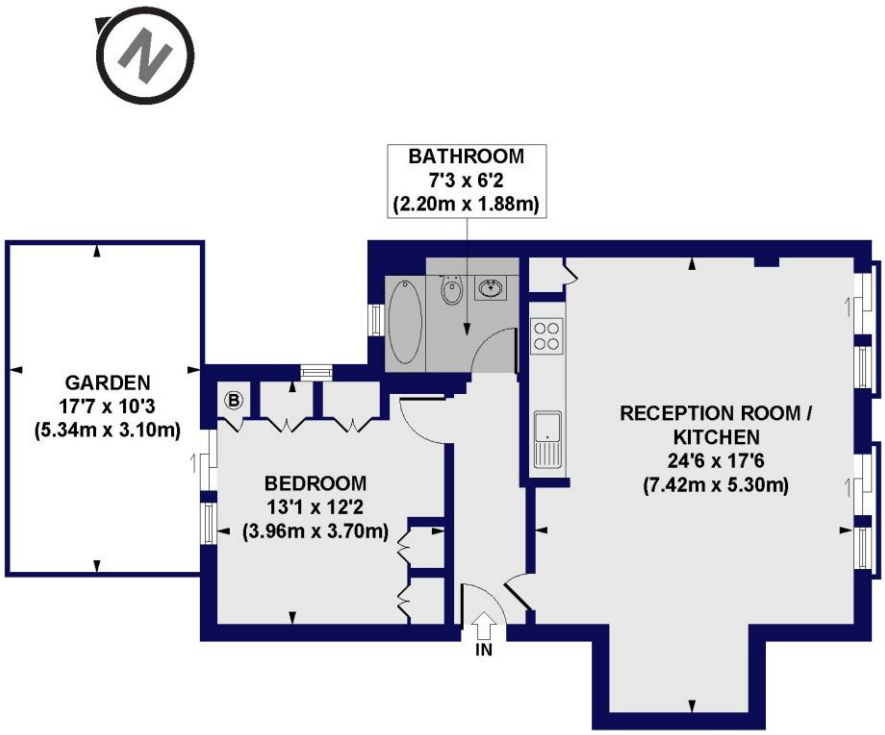






Newington Apartments, Aden Grove, N16

Approx. Gross Internal Floor Area 644 sq. ft / 59.85 sq. m

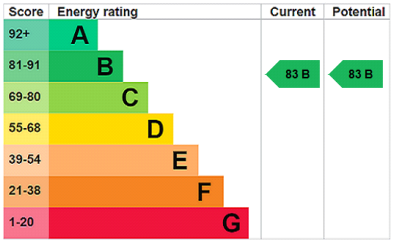


GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/STK260169

Tenure: Leasehold

Term: 139 year and 5 months (Subject to change)

Service Charge: £1785.58 per annum (approx.)

Ground Rent: £ 300 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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