



RED SQUARE, PIANO LANE, CARYSFORT ROAD, LONDON, N16
£600,000 LEASEHOLD

**AN OUTSTANDING TWO DOUBLE BEDROOM DUPLEX
 APARTMENT IN A SUPERB GATED DEVELOPMENT
 CLOSE TO CLISSOLD PARK**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A beautifully presented two bedroom duplex apartment set within a boutique modern warehouse-style development in the heart of Stoke Newington.

Arranged over the upper floors, the property offers an impressive open plan reception, dining and kitchen space extending over 36ft, creating a superb area for both living and entertaining. The room is filled with natural light and finished with wooden flooring and a stylish neutral décor throughout. This level also benefits from a guest WC and access to a private balcony enjoying attractive rooftop views.

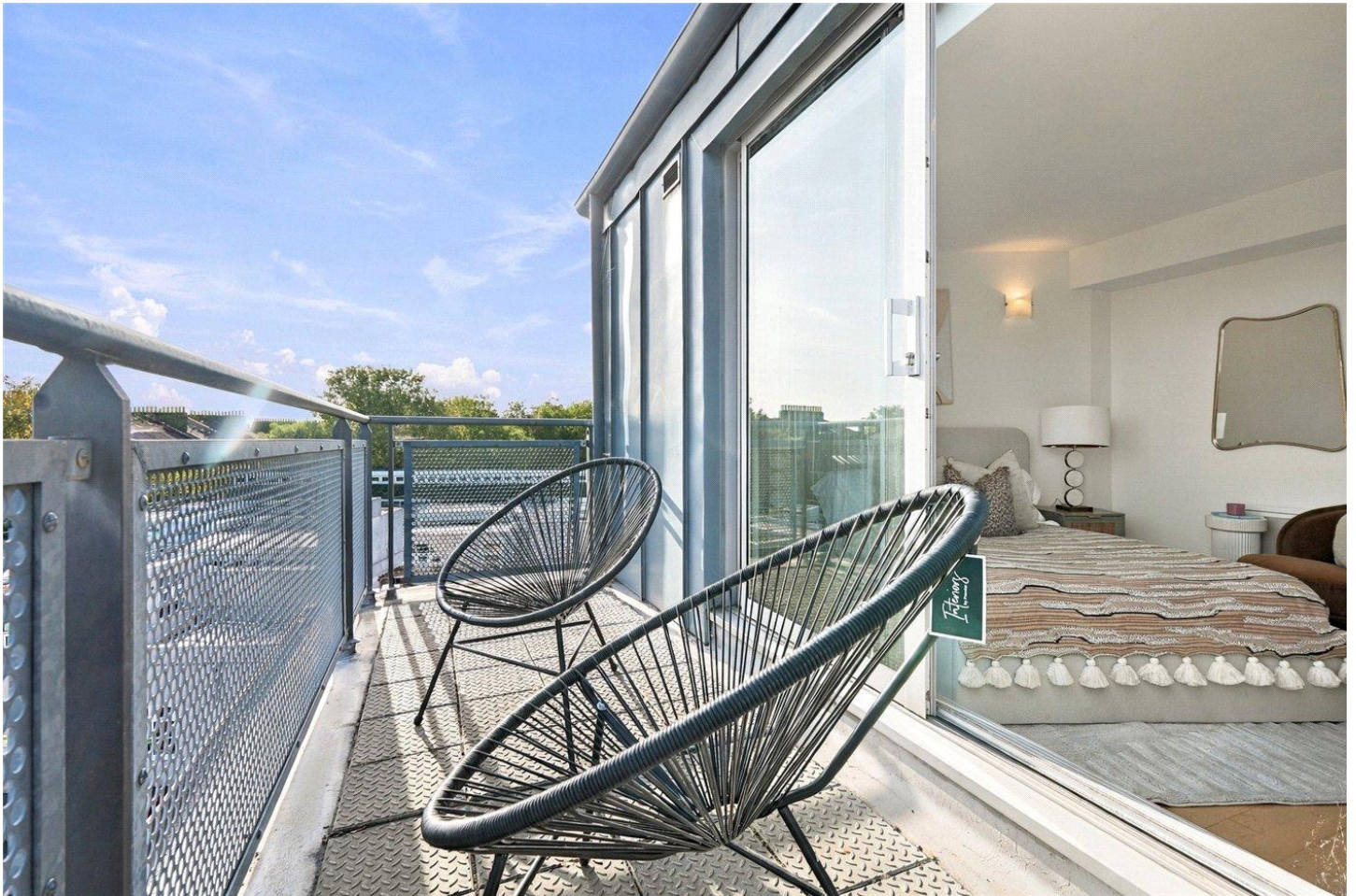
The upper floor provides two well-proportioned double bedrooms, including a generous principal bedroom, together with a contemporary family bathroom. The second bedroom features a mezzanine level, perfect for a loft bed, which adds a unique architectural feature and offers a versatile area ideal for a study or guest bedroom.

This property also benefits from an allocated parking space.

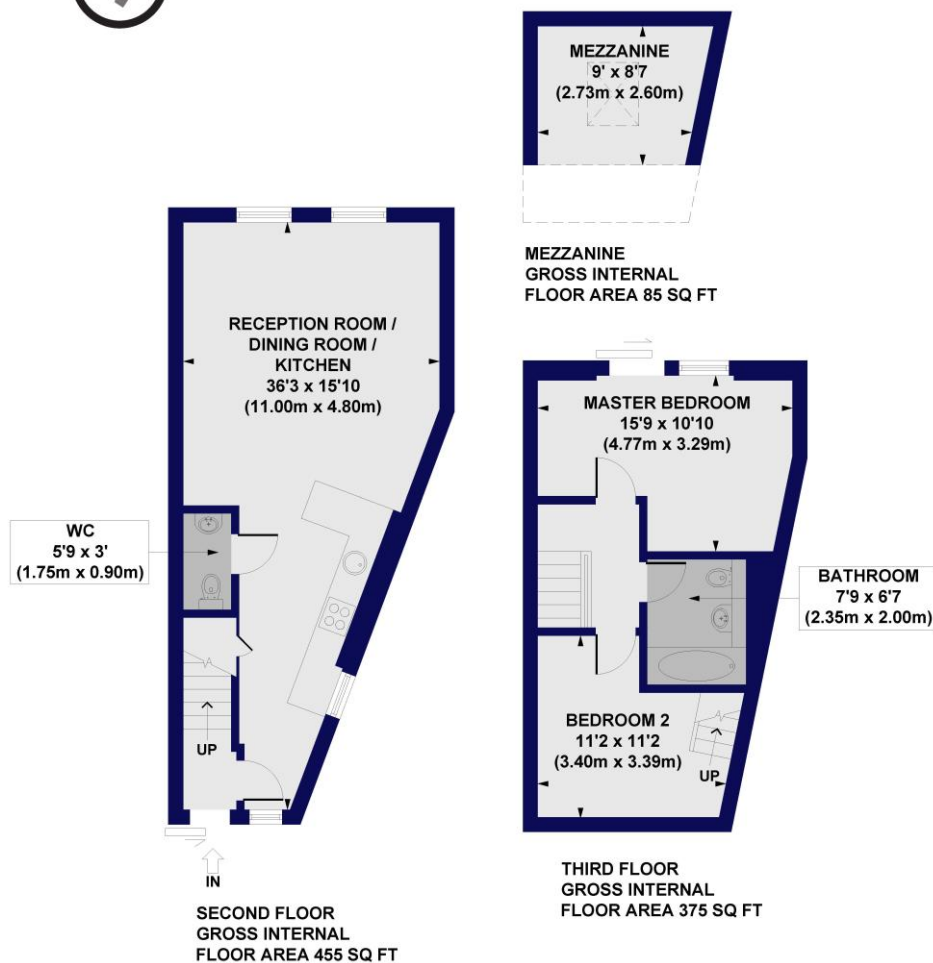
Red Square is superbly positioned just moments from Stoke Newington Church Street, renowned for its vibrant mix of independent boutiques, cafés, delis and restaurants. Newington Green is also within easy reach, offering a further selection of popular eateries and local shops and contributing to the area's sought-after village atmosphere.

The open green spaces of Clissold Park are nearby, while excellent transport links are available from Canonbury Station (Overground) along with numerous bus routes providing swift access to The City, Shoreditch, Angel and the West End.

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.



Piano Lane, Carysfort Road, N16
Approx. Gross Internal Floor Area 915 sq. ft / 84.97 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL220133>

Tenure: Leasehold

Term: 973 year and 6 months (Subject to change)

Service Charge: £3573 per annum (approx.)

Ground Rent: £ 500 Annually (Subject to review)

Council Tax Band: D

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.