





GREEN LANES, LONDON, N16

£450,000 LEASEHOLD

IMPRESSIVE 660SQFT. ONE BED WITH PRIVATE BALCONY & OPEN-PLAN LIVING, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A beautifully presented and unusually spacious one double bedroom apartment set on the fourth floor of this modern development, offering 660 sq. ft of bright, well-planned accommodation with a private balcony and an excellent location in the heart of Newington Green.

Finished to a high standard throughout, the apartment boasts an impressive dual-aspect open-plan reception room, dining area, and contemporary fitted kitchen. The room benefits from multi-directional windows that flood the space with light, while sliding doors open onto a private, angled balcony.

A welcoming entrance hallway with a generous built-in storage cupboard leads through to a well-proportioned double bedroom with fitted wardrobes and a stylish bathroom with modern fixtures and fittings. Further benefits include lift access, secure entry, and well-maintained communal areas.

Situated on Green Lanes, the property is ideally positioned to enjoy the vibrant amenities of both Newington Green and Stoke Newington. Newington Green is renowned for its independent cafés, restaurants and village atmosphere, while nearby Stoke Newington Church Street offers an excellent selection of boutiques, delis, pubs and eateries. The wide open spaces of Clissold Park are within easy walking distance, and excellent transport links are available from Canonbury Overground, Dalston Kingsland and Dalston Junction, with numerous bus routes providing swift access to the City, 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.

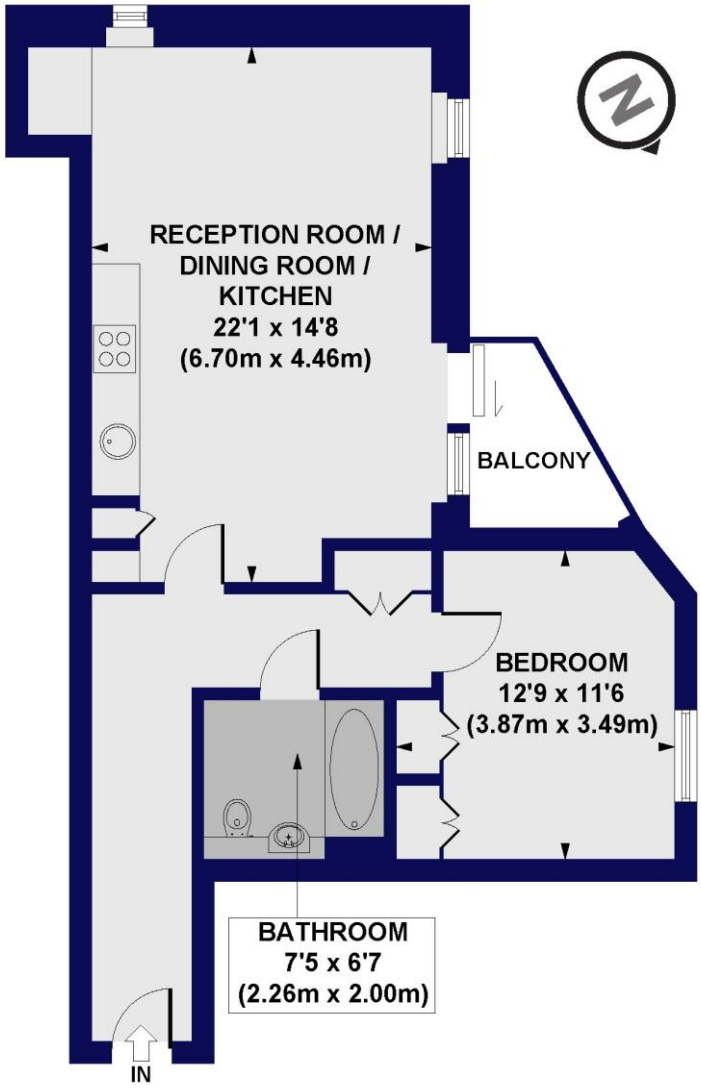






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Approx. Gross Internal Floor Area 660 sq. ft / 61.27 sq. m

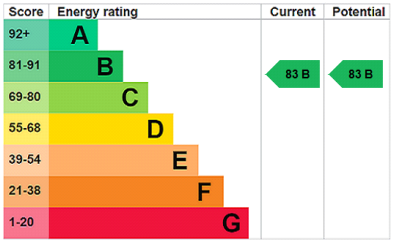


FOURTH FLOOR

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.

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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/STK260172

Tenure: Leasehold

Term: 112 year and 5 months (Subject to change)

Service Charge: £2616 per annum (approx.)

Ground Rent: £ 400 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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