



GREEN LANES, LONDON, N16
£475,000 LEASEHOLD

**STYLISH FOURTH FLOOR APARTMENT WITH
PRIVATE BALCONY MOMENTS FROM CLISSOLD
PARK, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

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

Finished to a high standard throughout, the apartment boasts a superb open plan reception room, dining area and contemporary fitted kitchen, creating an impressive living and entertaining space with floor to ceiling glazing allowing an abundance of natural light. Sliding doors open onto a private balcony, providing the perfect spot to enjoy the open outlook. The generous double bedroom benefits from fitted wardrobes, while the stylish bathroom is finished with modern fixtures and fittings. Further benefits include lift access, secure entry and well maintained communal areas.

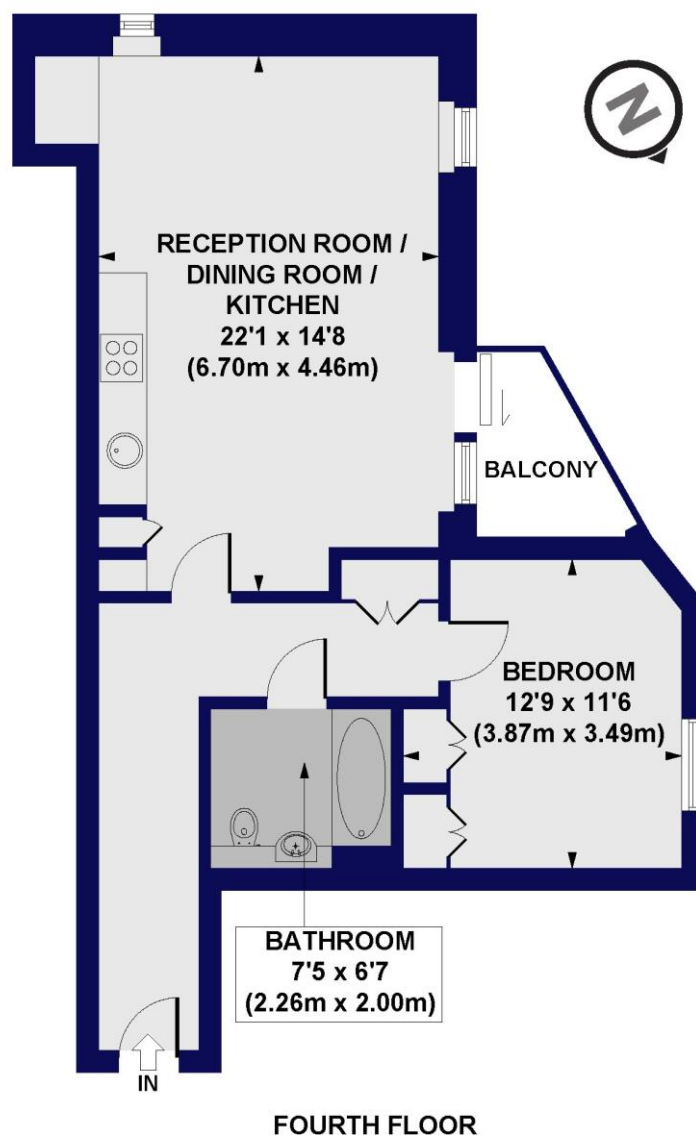
Situated on Green Lanes, the property is ideally positioned to enjoy the vibrant amenities of both Newington Green and Stoke Newington. Newington Green is renowned for its independent cafés, restaurants and village atmosphere, while nearby Stoke Newington Church Street offers an excellent selection of 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.



Green Lanes, N16

Approx. Gross Internal Floor Area 660 sq. ft / 61.27 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260172>

Tenure: Leasehold

Term: 112 year and 7 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.