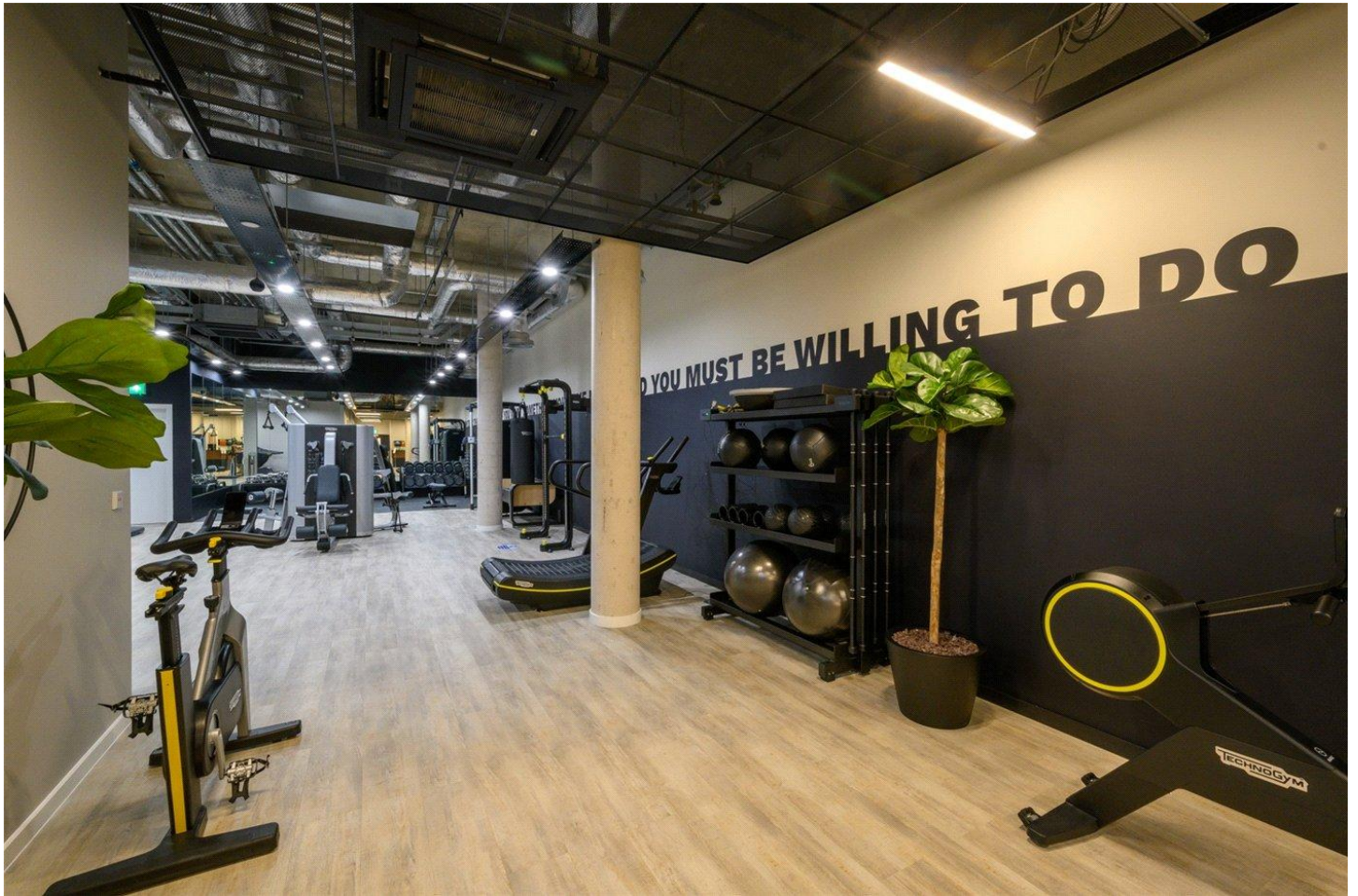




HARTINGTONS COURT, COSTER AVENUE, LONDON, N4
£600,000 LEASEHOLD

**STYLISH TWO BEDROOM APARTMENT WITH
 SUBSTANTIAL BALCONY AND FAR REACHING VIEWS
 NEAR WOODBERRY WETLANDS AND THE
 PICCADDILLY LINE, N4.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Stylishly presented throughout, this spacious two bedroom apartment is set on the sixth floor of a modern development with lift access and boasts a substantial private balcony with far reaching views.

Extending to approximately 731 sq. ft, the property offers well-proportioned accommodation throughout. The bright open plan reception and kitchen provides an excellent space for both everyday living and entertaining, with a modern fitted kitchen, integrated appliances and plenty of worktop space. From here, there is direct access onto the impressive balcony which spans the width of the apartment.

Both bedrooms are generous doubles, with the principal bedroom also benefiting from direct access onto the balcony. The modern bathroom is well finished with a full sized bath and shower over, while useful storage in the hallway adds further practicality.

Hartingtons Court is situated on Coster Avenue, moments from Woodberry Wetlands Nature Reserve and the West Reservoir. Stoke Newington Church Street and Green Lanes are also within easy reach, offering a wide selection of shops, cafes, restaurants and bars, while both Clissold Park and Finsbury Park are nearby.

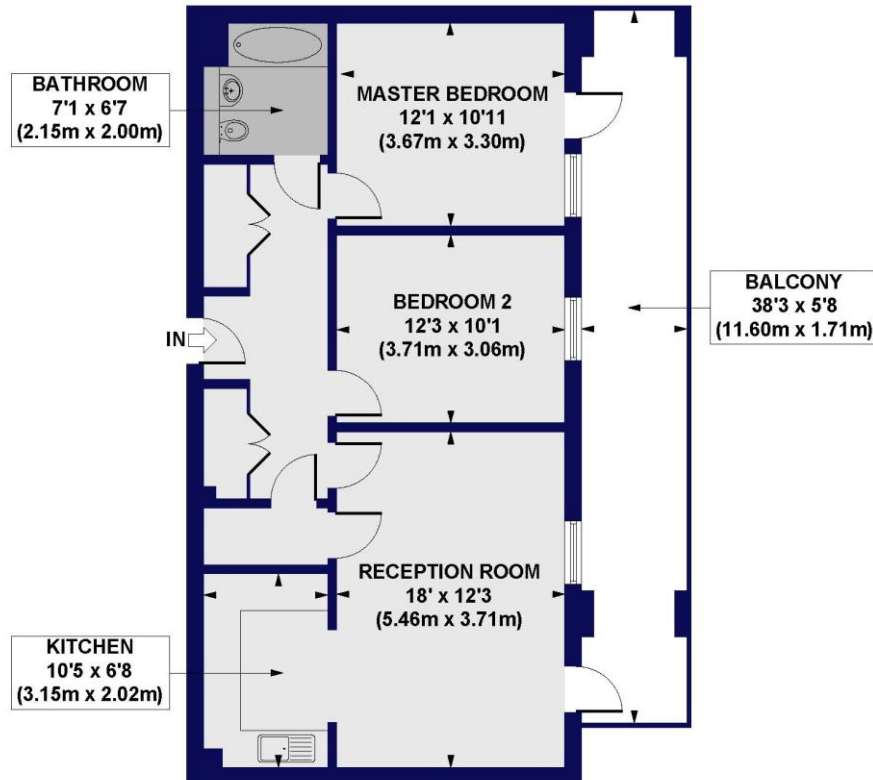
Transport links are excellent with Manor House Underground Station on the Piccadilly Line and Finsbury Park Station providing National Rail, Thameslink, Victoria and Piccadilly Line services. There are also numerous bus routes providing easy access into The City and West End.

An excellent first time purchase or investment, this is a fantastic opportunity to acquire a well-proportioned two bedroom apartment with a substantial private balcony in a popular North London location.

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.



Hartingtons Court, Coster Avenue, N4
Approx. Gross Internal Floor Area 767 sq. ft / 71.25 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.



<https://www.winkworth.co.uk/sale/property/STK260087>

Tenure: Leasehold

Term: 114 year and 5 months (Subject to change)

Service Charge: £4369.56 per annum (approx.)

Ground Rent: £ 438.96 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.