



GREEN LANES, LONDON, N16
£725,000 SHARE OF FREEHOLD

A SUPERB THREE DOUBLE BEDROOM PERIOD CONVERSION MOMENTS FROM NEWINGTON GREEN.

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DESCRIPTION:

Set over the top two floors of this beautiful Victorian building is this stunning three-bedroom apartment. Spanning almost 900 sq ft, this beautiful conversion is finished to the highest of standards making it ready to move into.

The second floor is home to a wonderfully bright open plan kitchen/living room that offers the perfect entertaining space. This room, along with the rest of the property is finished with high quality engineered wood flooring and boasts a Schuller kitchen that was installed in 2023. The main family bathroom and third double bedroom is also on the second floor. Upstairs are two further double bedrooms with the main bedroom including an ensuite bathroom. The property is offered to the market with a share of the freehold.

Situated on Green Lanes, this property is conveniently located for an extensive range of local amenities. Newington Green offers a wide array of cafes and restaurants and is well known for its selection of local shops and village atmosphere, as is Stoke Newington's Church Street with its huge array of shops, delis and eateries.

The open green spaces of Clissold Park are just a short distance away and transport across London is made easy from Canonbury overground station which is only a short distance away as well as numerous bus routes providing easy journeys to the City, Angel and West End.

Ground Rent - A Peppercorn

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.

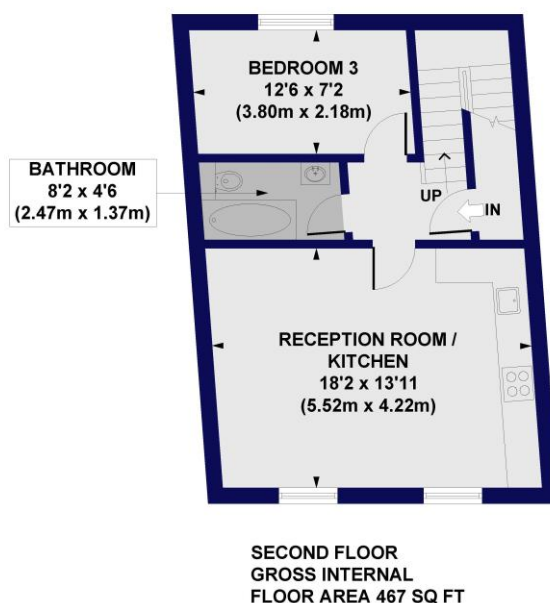
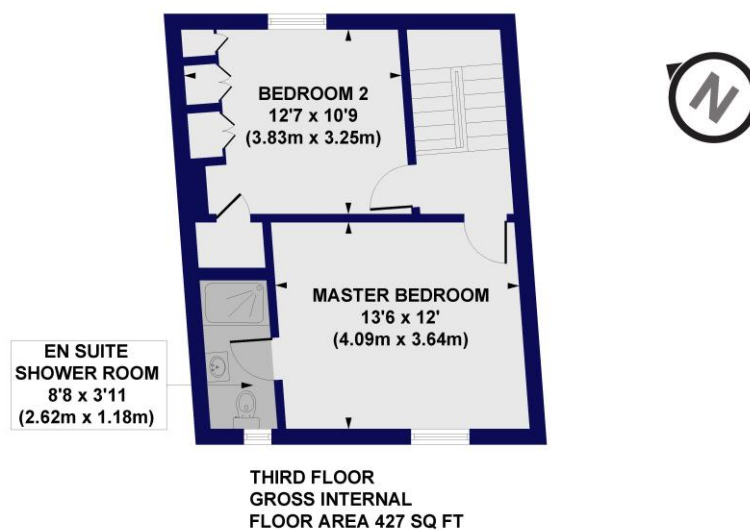
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Approx. Gross Internal Floor Area 893 sq. ft / 82.98 sq. m



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.

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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.

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



<https://www.winkworth.co.uk/sale/property/CLS243532>

Tenure: Share of Freehold

Term: 993 year and 2 months

Service Charge: £344 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were

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