



289C, GREEN LANES, LONDON, N4
£750,000 SHARE OF FREEHOLD

A BRIGHT, THREE BEDROOM APARTMENTS FROM THE WOODBERRY WETLAND CENTER.

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DESCRIPTION:

Set on the first floor of an imposing Victorian villa, just moments from the green lawns of Clissold Park and Finsbury Park, and a stone's throw from the reservoir, this three-bedroom flat offers 821 square feet of light-filled living space.

A gravel driveway and communal front garden frame the approach, while a set of handsome stone steps, typical of the Victorian era, lead you into the building. Once inside, a welcoming hallway provides access to every room.

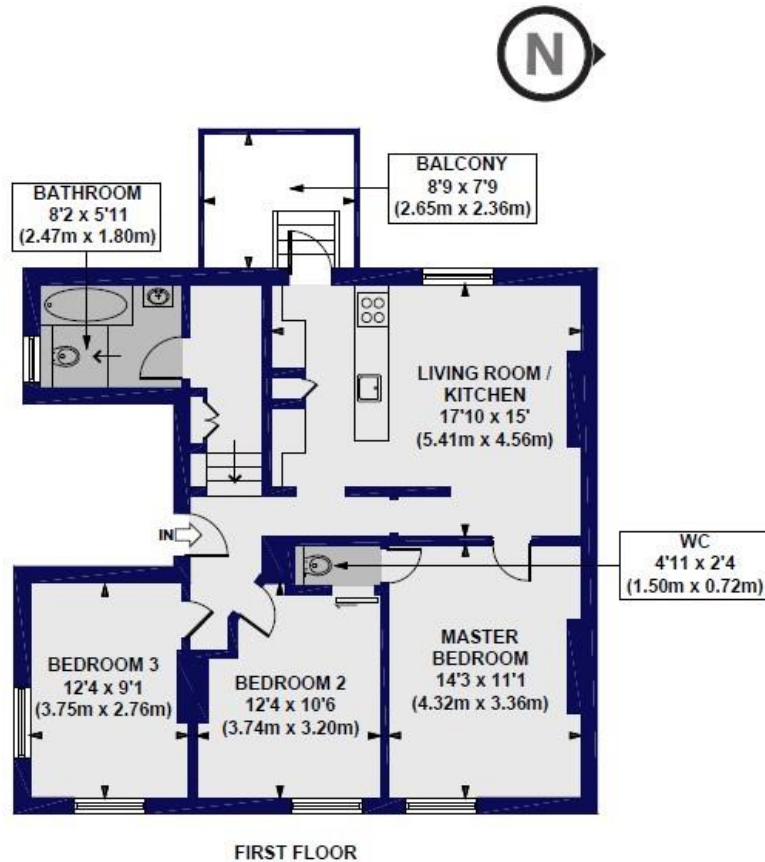
At the rear of the property, the main living area opens up into a characterful open-plan space. Exposed brickwork, timber beams, engineered wood flooring that sits neatly on top of a high-tech sound-proof floating-floor system, with a large sash window all adding warmth and charm. The kitchen sits smartly to one side, clad in wood and cleverly arranged to maximise workspace and storage, while remaining connected to the living area. A French door leads out to a private terrace with an east-facing outlook onto the quiet Portland Rise.

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Green Lanes, N4
Approx. Gross Internal Floor Area 821 sq. ft / 76.30 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
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

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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