



GREEN LANES, LONDON, N16
£645,000 LEASEHOLD

**AN EXQUISITE TWO BED MAISONETTE SPANNING
1115SQFT AND WITH LARGE PRIVATE TERRACE**

Stoke Newington | | stokenewington@winkworth.co.uk

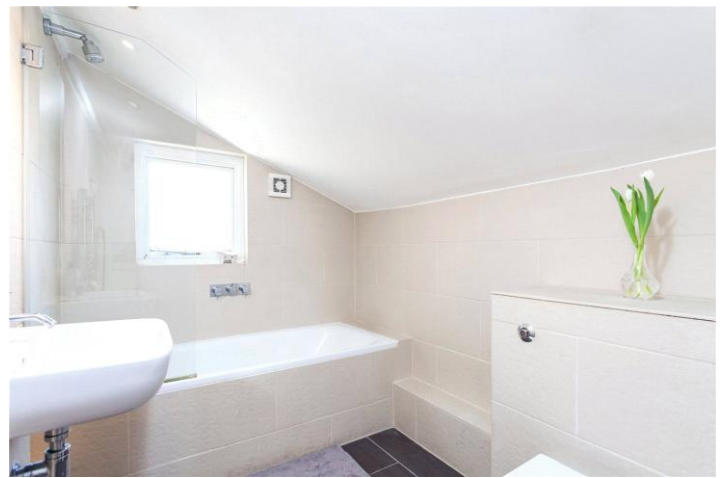


DESCRIPTION:

This truly stunning two double bedroom maisonette has been finished to a high standard and boasts spacious rooms with a wealth of light throughout.

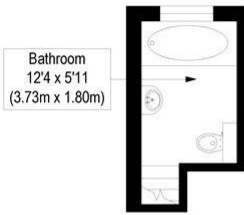
Benefiting from its own private entrance, the maisonette occupies the entire upper floors of this period building and features a charming living room with wooden floors and a feature fireplace. The designer kitchen offers ample worktop space, an abundance of storage room and leads onto a sizable East facing terrace whilst the two double bedrooms provide generous proportions alongside a family sized bathroom on the upper floors.

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 walk away as well as numerous bus routes providing easy journeys to the City, Angel and West End.

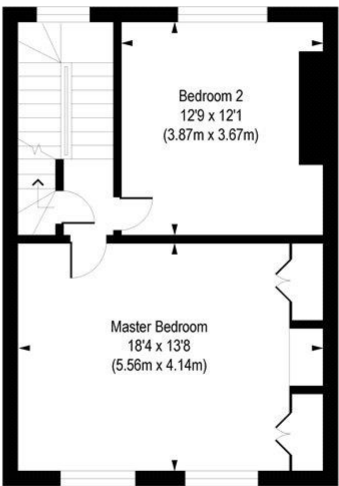


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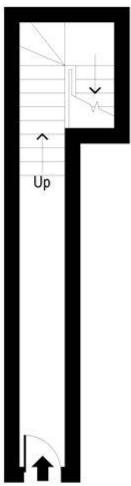
Approx. Gross Internal Floor Area 1115 sq. ft / 103.58 sq. m



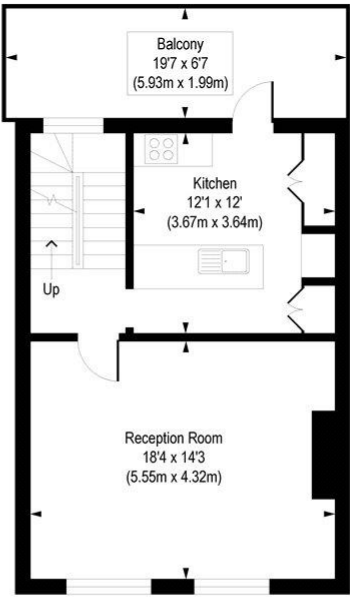
Upper Second Floor
Gross Internal
Floor Area 51 sq ft



Second Floor
Gross Internal
Floor Area 488 sq ft



Ground Floor
Gross Internal
Floor Area 92 sq ft



First Floor
Gross Internal
Floor Area 484 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HIH250136>

Tenure: Leasehold
Term: 97 year and 10 months
Service Charge: £0 per annum
Ground Rent: £ 150 Annually (subject to increase)
Council Tax Band: D
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were