

SANDON COURT, GREEN LANES, LONDON, N4
£485,000 LEASEHOLD

**A MODERN, ONE BEDROOM APARTMENT
 WITH ITS OWN PRIVATE BALCONY
 OVERLOOKING THE LOCAL PARK.**

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DESCRIPTION:

A bright, one double bedroom apartment set across the second floor in this popular, new build development in N4. Standing at an impressive 585 sqft, the property has been tastefully decorated and has been well-kept by the current sellers after buying the property from new. The spacious open plan living room/kitchen is well proportioned and leads out to an impressive, 27ft long, east facing balcony with stunning views across Clissold Park. The double bedroom features floor to ceiling windows and cleverly built in storage. The property is completed with a modern bathroom and plentiful storage throughout.

Sandon Court, Green Lanes is situated moments from the entrance of Clissold Park whilst allowing for easy access to the green spaces of Finsbury Park and Woodberry Wetland nature reserve. A variety of shops, cafes and eateries are located on Blackstock Road along with a selection of bus routes.

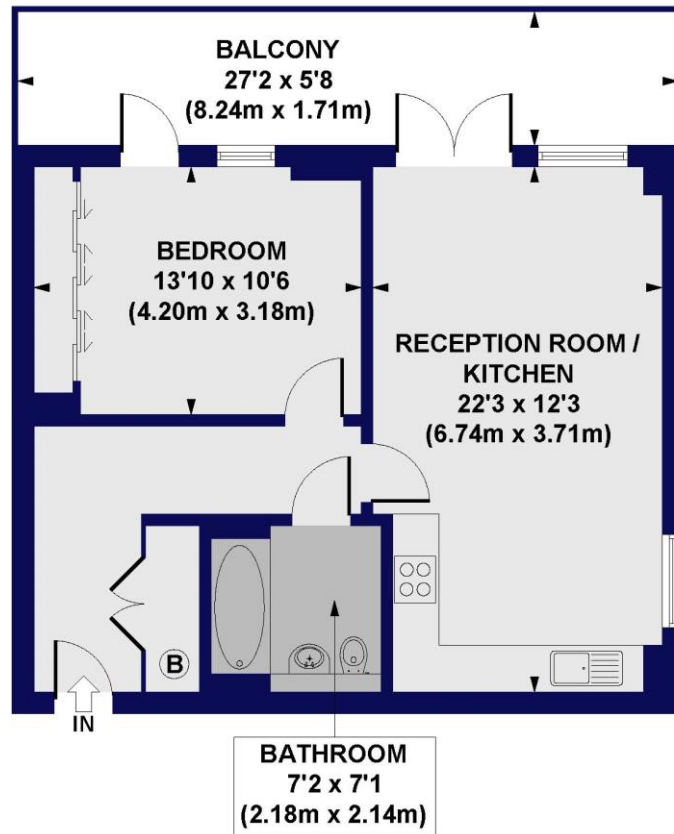
The nearest public transport link is Finsbury Park Station (Victoria, Piccadilly and over ground rail services), Arsenal Underground Station (Piccadilly Line) is also close by whilst Highbury & Islington Station (Victoria and National Rail Lines) is also within easy reach.

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Sandon Court, Green Lanes, N4
Approx. Gross Internal Floor Area 585 sq. ft / 54.32 sq. m



SECOND FLOOR

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(90-100) A	
(81-89) B	83
(72-80) C	83
(63-68) D	
(55-59) E	
(47-54) F	
(39-46) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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