

BEDFORD COURT, GREEN LANES, LONDON, N16
£425,000 SHARE OF FREEHOLD

**A FANTASTIC, ONE DOUBLE BEDROOM, PERIOD
 CONVERSION POSITIONED ON THE FIRST FLOOR.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A spacious one double bedroom apartment positioned across the first floor of this handsome Victorian building, moments from Clissold Park. Standing at 571 sq. ft, the property offers a wealth of original charm and an abundance of natural light from sash windows throughout the apartment. The wonderfully bright reception room is well proportioned and enjoys beautiful views across neighbouring gardens. A separate kitchen can be found at the rear of the property, while sectioned in between is a good sized double bedroom, again with tranquil views out from the large sash window. The property is completed with a family sized bathroom, access to a substantial communal garden to the rear and would make the perfect property to put your own stamp on.

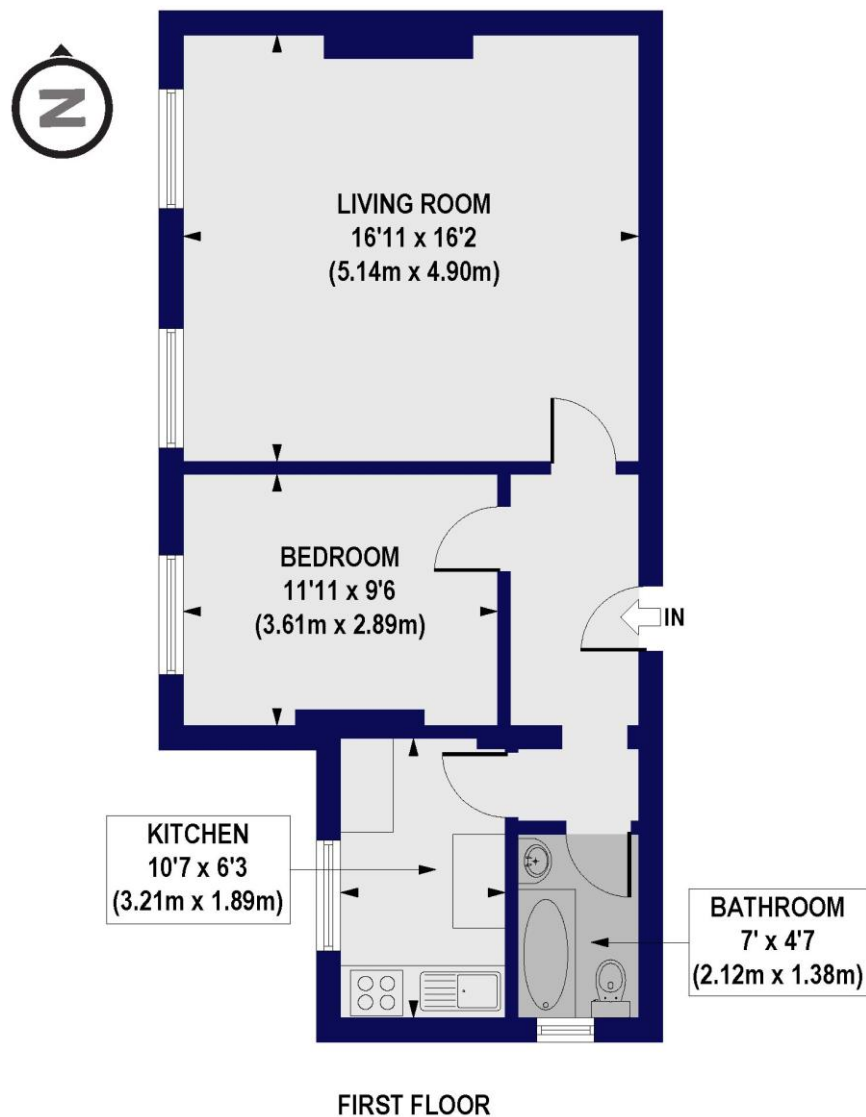
Situated on Green Lanes, Bedford Court is conveniently located for an extensive range of local amenities. Newington Green offers a wide array of cafes and restaurants and is well known for its selection of local shops and village atmosphere, as is Stoke Newington's Church Street with its huge array of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

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.



Bedford Court, Green Lanes, N16
 Approx. Gross Internal Floor Area 571 sq. ft / 53.02 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		