



GREEN LANES, LONDON, N4
£500,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED TWO-BEDROOM, TWO-BATHROOM APARTMENT BENEFITTING FROM CASTLE VIEWS AND A HIGHLY SOUGHT AFTER LOCATION, N4.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A beautifully presented two-bedroom, two-bathroom apartment benefitting from castle views and a highly sought after location. Situated within a characterful, well-kept block set back far back from Green Lanes, the property enjoys access to attractive communal gardens and a dedicated parking space.

The bright and spacious living room features a charming bay window, filling the space with natural light. Adjacent to this is a well fitted kitchen with ample storage and worktop space, perfect for both everyday cooking and entertaining.

The main bedroom benefits from a contemporary en-suite shower room, while the second double bedroom is served by a well-appointed family bathroom. The flat is offered in excellent condition throughout, making it an ideal home for professionals, couples, or investors alike.

With a share of the freehold, residents enjoy low annual service charges and greater control over their home.

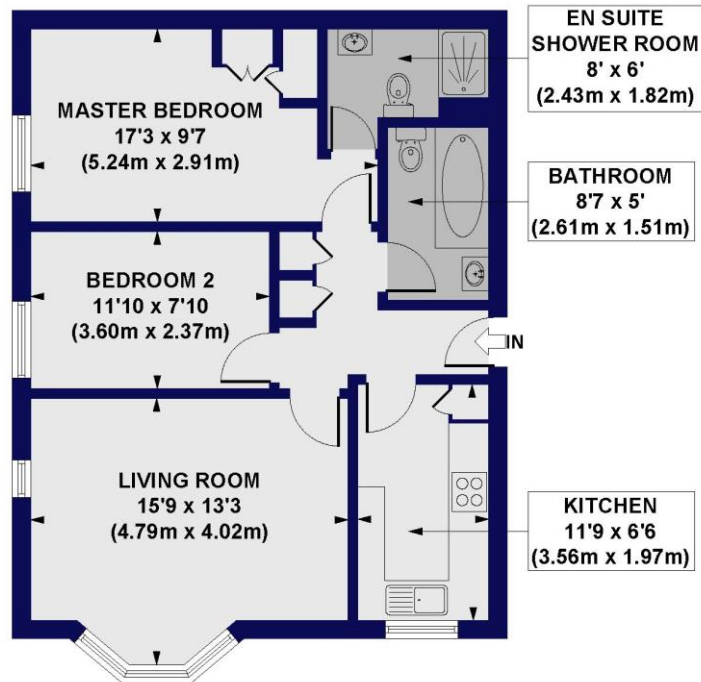
Perfectly positioned just north of Clissold Park and next to the Castle Climbing Centre, this property offers a superb blend of city living and green space. Excellent transport links include the 141 bus route (with direct access to the City) and Manor House Station (Piccadilly Line) at a 10 minute walk away. The vibrant cafes, boutiques, and restaurants of Stoke Newington, Highbury, and Finsbury Park are all within easy reach, along with the Woodberry Wetlands and the West Reservoir Centre.

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.



Green Lanes, N4

Approx. Gross Internal Floor Area 676 sq. ft / 62.79 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.

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	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250513>

Tenure: Share of Freehold

Term: 97 year and 1 months

Service Charge: £1000 per annum

Ground Rent: £ 0 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