



HATHERSAGE COURT, NEWINGTON GREEN, LONDON, N1
£550,000 LEASEHOLD

A 799 SQ.FT. THREE BEDROOM APARTMENT WITH PRIVATE BALCONY OPPOSITE NEWINGTON GREEN

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DESCRIPTION:

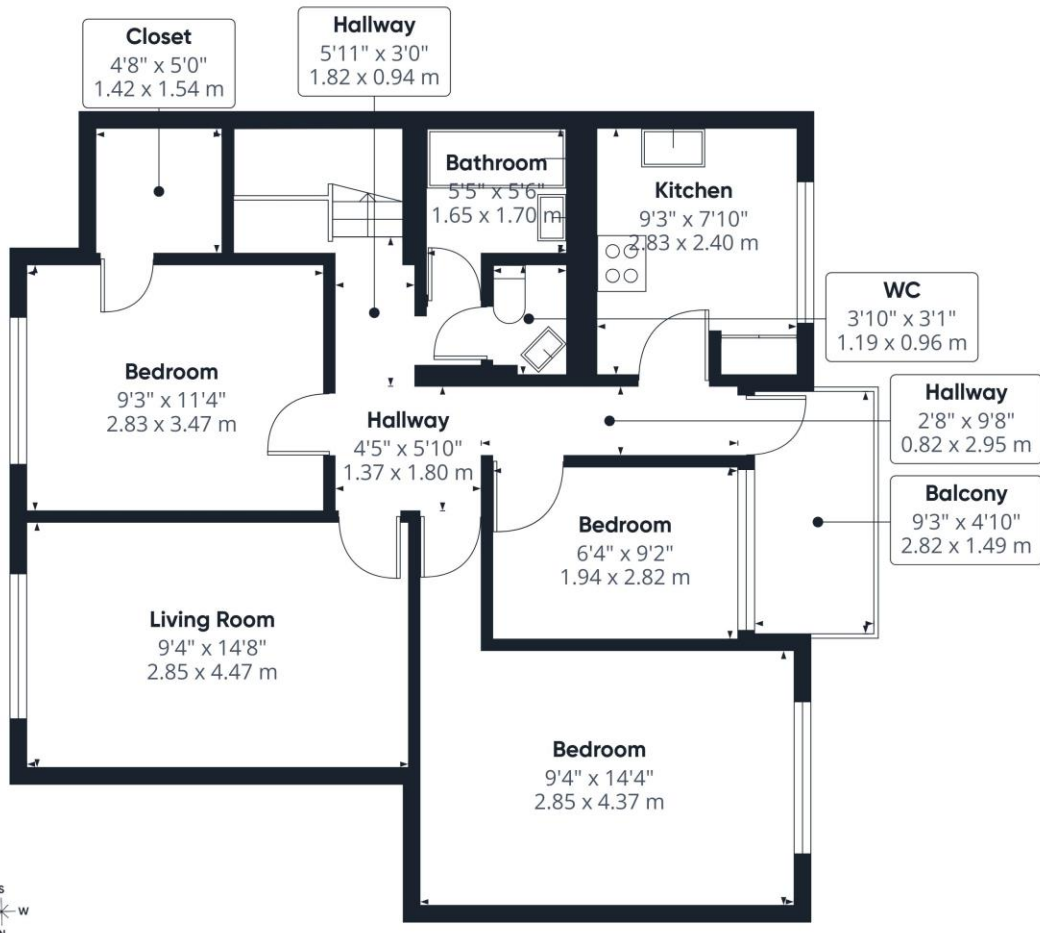
A 799 sq. ft., modernised three bedrooms, one bathroom apartment with separate kitchen and private balcony only 0.4 miles to Canonbury Road station and opposite Newington Green in N1.

Offered chain free, this modernised property would ideally suit a cash buyer looking either for an investment offering a strong yield - or for a bright and spacious home in a superb Zone 2 north London location.

Situated within a well-maintained purpose-built block facing onto Newington Green, this property has green space, cafes, restaurants, shops and pubs right on the doorstep. Newington Green is an historic and characterful London village at the centre of one of North London's most desirable neighbourhoods, with Stoke Newington and Clissold Park to the north, the bars and nightlife of Dalston to the East, De Beauvoir and Regent's Canal to the South and Highbury Fields and the boutiques of Upper Street to the West.

The property is situated in Islington on the border with Hackney, with key bus routes running from Newington Green into the City and central London, as well as cycle super highways providing short commutes to Shoreditch, the City or central London. Canonbury Station & Dalston Kingsland (both the Overground Line, Zone 2) are the closest stations, while Highbury & Islington (Victoria Line, Zone 2) is also nearby.





GLA⁰
799.04 ft²
74.23 m²

(1) Finished, above grade
Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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/ISL260452>

Tenure: Leasehold
Term: 170 year and 10 months (Subject to change)
Service Charge: £2966 per annum (approx.)
Ground Rent: £ 10 Annually (Subject to review)
Council Tax Band:
 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.