



NEWINGTON GREEN, LONDON, N16
£400,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED ONE BEDROOM
PERIOD PROPERTY POSITIONED ON NEWINGTON
GREEN, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Offered chain free, this beautifully presented one-bedroom apartment is set within the sought-after Newington Green Mansions, an elegant red-brick period building in the heart of Newington Green.

The apartment centres around a bright open-plan reception and kitchen adorned with characterful touches including wooden worktops, open shelving and additional preparation space. The reception area offers ample space to relax and dine with a large window providing natural light. A double bedroom is positioned to the rear, complemented by a well-appointed shower room.

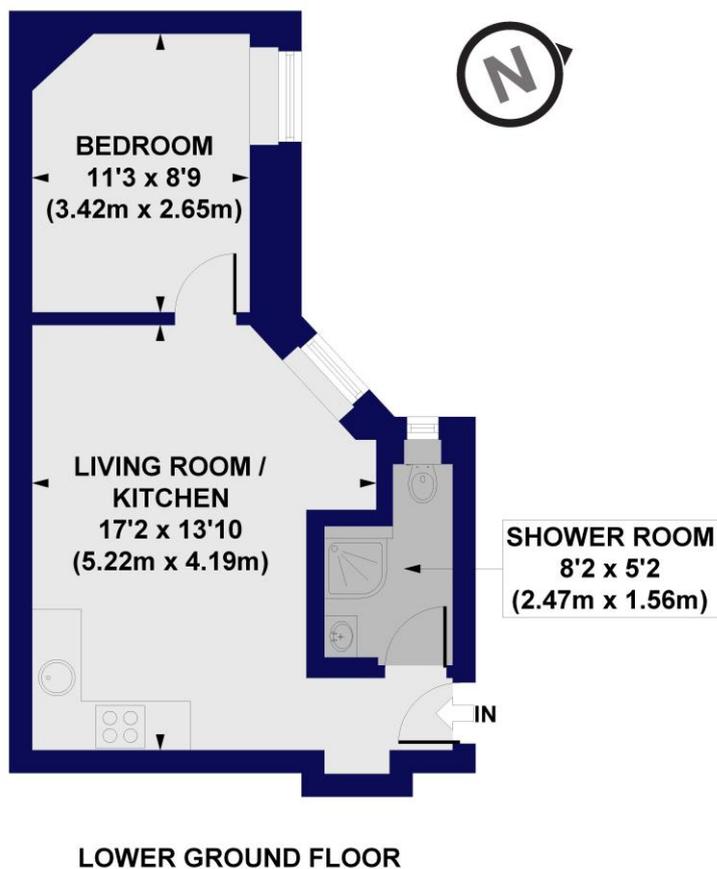
Extending to approximately 383 sq. ft, this home is ideally suited to a first-time buyer, pied-à-terre or investor. Further benefits include secure entry and attractive period features throughout.

Newington Green offers a wide array of cafes and restaurants and is well known for its selection of local shops and village atmosphere. The green spaces of Clissold park are just a short distance away and transport across London is made easy from Canonbury as well as numerous bus routes providing routes 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.



Newington Green, N16
Approx. Gross Internal Floor Area 383 sq. ft / 35.59 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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH250277>

Tenure: Leasehold
Term: 101 year and 1 months (Subject to change)
Service Charge: £0 per annum (approx.)
Ground Rent: £ 200 Annually (Subject to review)
Council Tax Band: C

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.