



NEWINGTON GREEN MANSIONS, GREEN LANES, LONDON, N16
£450,000 LEASEHOLD

**TWO-BEDROOM FLAT SET WITHIN CHARMING
VICTORIAN MANSION BUILDING.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

This charming two bedroom second floor flat is set within a striking Victorian Mansion block in the heart of Newington Green, N16 and boasts plenty of original character and charm. Standing at 606sq ft, the open-plan living area seamlessly flows into a modern and well-equipped kitchen, while dual aspect sash windows flood the property with natural lighting. Two generous sized double bedrooms and a family bathroom follow through the hallway alongside fitted storage cupboards. To the rear, the building benefits from a tranquil communal garden. Access is provided via a secure entry-fob system.

Newington Green is a vibrant and sought-after neighbourhood well known for its village atmosphere, offering an abundance of eclectic shops, pubs and eateries. The popular Stoke Newington Church Street is also a short distance away, alongside the beautiful green spaces of Clissold Park, known for its wild deer and sports facilities.

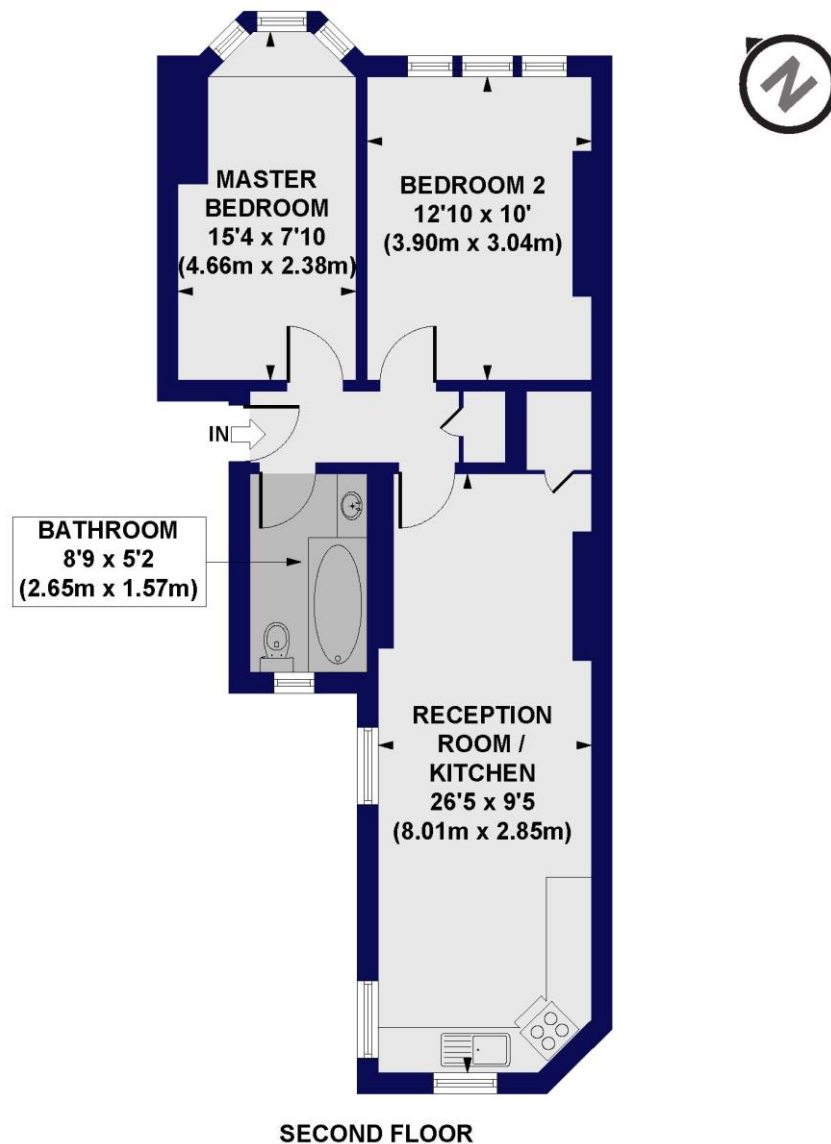
Plenty of transport links serve the area, with the closest stations being Canonbury Overground, providing direct access to Liverpool Street and Stratford. Several bus routes provide access to Islington, Kings Cross and Central London.

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.

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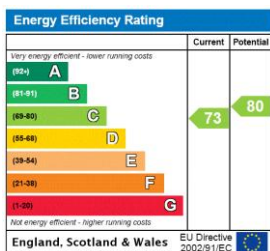
Newington Green Mansions, Green Lanes, N16
Approx. Gross Internal Floor Area 604 sq. ft / 56.12 sq. m



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.

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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.



<https://www.winkworth.co.uk/sale/property/ISL240258>

Tenure: Leasehold

Term: 84 year and 0 months (Subject to change)

Service Charge: £1680 per annum (approx.)

Ground Rent: £ 10 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.