



**NEWINGTON APARTMENTS, ADEN GROVE, LONDON, N16**  
**£650,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT OF A MODERN DEVELOPMENT, LOCATED JUST MOMENTS FROM NEWINGTON GREEN AND CLISSOLD PARK, N16.**

**Stoke Newington** | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)





#### **DESCRIPTION:**

A beautifully presented two double bedroom apartment, positioned on the second floor of a modern development, ideally located just moments from Newington Green and Stoke Newington, N16.

The property comprises a spacious open plan kitchen/reception room, finished to an excellent standard throughout and benefiting from an abundance of natural light, with direct access to a generous south-facing private balcony. The accommodation further includes two well-proportioned double bedrooms, with the principal bedroom featuring built-in wardrobes and a contemporary en-suite shower room, along with a sleek family-sized bathroom suite and ample storage throughout.

Additional benefits include secure bike storage and a long lease.

Aden Grove is superbly positioned just off Green Lanes, moments from the cafés, restaurants and independent shops of Newington Green, Dalston and Stoke Newington, with Church Street offering a renowned selection of delis, eateries and boutiques.

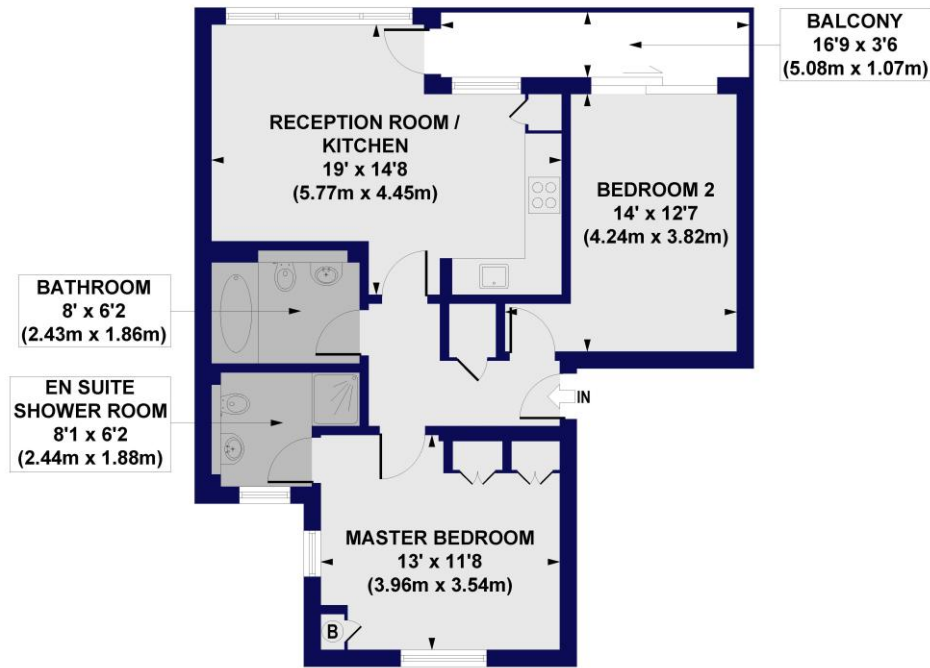
Excellent transport links are provided by Canonbury Overground station, along with numerous bus routes offering easy access to The City, Angel and the West End. The open green spaces of Clissold Park and Clissold Leisure Centre are also within close proximity.

\*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 Apartments, Aden Grove, N16**  
**Approx. Gross Internal Floor Area 690 sq. ft / 64.09 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS251452>

**Tenure:** Leasehold

**Term:** 139 year and 10 months

**Service Charge:** £1769 per annum

**Ground Rent:** £ 350 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 correct at the time of printing.