



FLAT 3, 291 GREEN LANES, LONDON, LONDON, N4
£565,000 LEASEHOLD

**BRIGHT TWO-BEDROOM FLAT SPANNING 709
 SQ. FT.**

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

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DESCRIPTION:

This bright and well-proportioned two-bedroom flat occupies the first floor of a modern purpose-built development, ideally positioned between Finsbury Park, Manor House, and Stoke Newington.

The location offers a perfect balance of city convenience and access to open green spaces, with Clissold Park, Finsbury Park and Woodberry Wetlands all just a short walk away.

At the heart of the home is a generous 15.6 x 14 ft living room, filled with natural light from glazed French doors that open onto a Green framed private balcony. The space has a relaxed, contemporary feel, with soft neutral tones and plenty of room for both dining and entertaining. The kitchen, modern and functional in design, is set just off the living room and can be closed off with glass-panelled French doors, ideal for keeping cooking separate while remaining connected to the main space. A central hallway provides access to all rooms, along with two useful storage cupboards. Both bedrooms are doubles, with the principal featuring its own en-suite shower room. The second bedroom offers flexible space for guests or a home office, served by a modern family bathroom.

Additional benefits include a private parking space in the courtyard to the front and well-maintained communal areas throughout the building.

This apartment is ideally placed to enjoy the best of North London living. Just along the road, Dobar is a local favourite for brunch, coffee and cocktails, relaxed by day and lively in the evenings. For more excellent coffee and fresh pastries, Beam is not away, while The Dusty Knuckle on Green Lanes offers great bread, sandwiches, and a buzzing weekend crowd.

For dining, Gokyuzu, Hala, and Antepliler remain Green Lanes classics, loved for their authentic Turkish food and generous portions. For something more local and low-key, Clissold Park Tavern is perfect for a Sunday roast or a pint in the garden.

Nature is never far away here, Clissold Park, Finsbury Park, and Woodberry Wetlands are all within a short stroll, offering everything from open lawns and tennis courts to peaceful walks by the water.

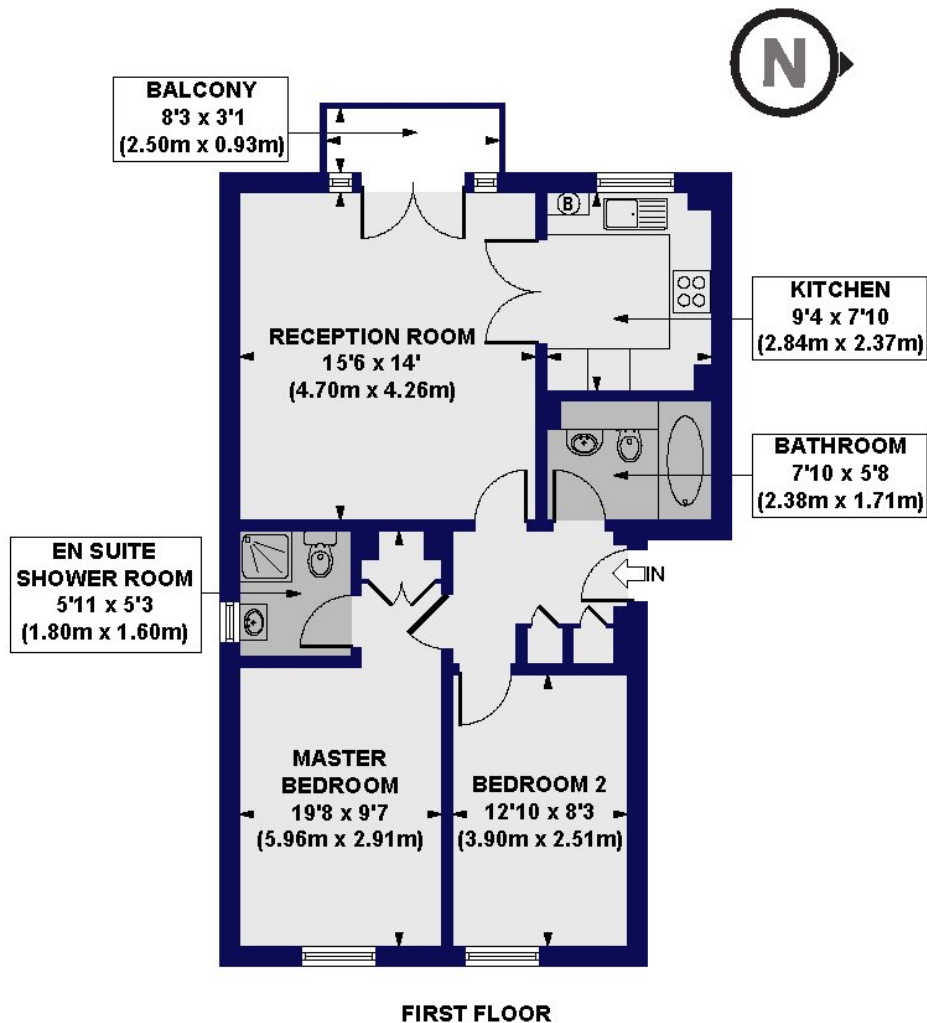
Transport connections are superb, with Manor House Underground (Piccadilly Line), Finsbury Park Station (Victoria, Piccadilly & National Rail), and Harringay Green Lanes Overground all close by, providing fast and easy routes into the City, West End, and beyond.

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Green Lanes, N4
Approx. Gross Internal Floor Area 709 sq. ft / 65.90 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.

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/HH250387>

Tenure: Leasehold

Term: 100 year and 0 months

Service Charge: £3018.18 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.

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