



GREEN LANES, LONDON, N4
£425,000 SHARE OF FREEHOLD

**A BRIGHT AND WELL PRESENTED ONE BEDROOM
DUPLEX PERIOD CONVERSION SET MOMENTS
FROM CLISSOLD PARK, N4.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A bright and well-presented one bedroom duplex period conversion set moments from Clissold Park, extending to approximately 470 sq. ft.

Arranged over the first and second floor, the property offers well balanced accommodation and excellent natural light throughout. The upper level provides a spacious open plan reception room and kitchen measuring over 20 ft with two skylights and attractive leafy views towards the park. The kitchen includes plenty of practical storage.

The lower level features a generous double bedroom with built in wardrobes and a modern tiled shower room.

Further benefits include double glazed sash windows and share of the freehold.

Well located on Green Lanes with easy access to Finsbury Park Station and Manor House Station plus frequent bus routes into the City and Central London. Shops cafes and local amenities are close by.

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.

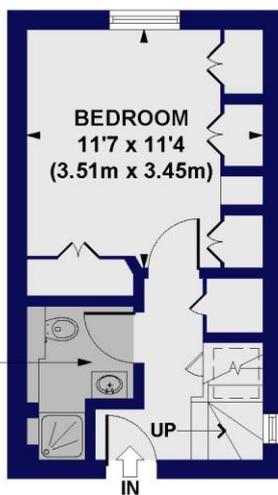


Green Lanes, N4

Approx. Gross Internal Floor Area 470 sq. ft / 43.69 sq. m



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 235 SQ FT**



**SHOWER ROOM
7'5 x 5'2
(2.26m x 1.56m)**

**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 235 SQ FT**

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		
55-68	D		67 D
39-54	E	45 E	
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH260061>

Tenure: Share of Freehold
Term: 114 year and 5 months (Subject to change)
Service Charge: £0 per annum (approx.)
Ground Rent: £ 0 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.