



GREEN LANES, N4
£475,000 SHARE OF FREEHOLD

A TWO BEDROOM, UPPER FLOOR APARTMENT.

Harringay | 020 8800 5151 | harringay@winkworth.co.uk

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DESCRIPTION:

This immaculate two double bedroom, two bathroom, upper floor modern apartment forms part of an attractive modern development with allocated private parking, within (0.5 miles) to Manor House Underground Station (Piccadilly Line Zone 3)

Occupying 721 Sq ft of living accommodation this desirable apartment has a 17.8ft x 11.9ft reception room, spacious modern kitchen and a modern bathroom suite. The bedroom also benefits from an En-Suite shower room. All have been tastefully decorated and modernised.

The location offers exceptionally

easy access to zone 1 via Manor House underground (Piccadilly Line) with Finsbury Park (Piccadilly, Victoria and National Rail) also a short distance away. The 141 and 341 bus routes provide further options for effortless commuting to the City and West End. Stoke Newington, Highbury and Stroud Green with their vast array of restaurants, gastro pubs and coffee shops are a short walk as are the green open spaces of Finsbury Park and Clissold Park.

Please contact the Sales department at Winkworth Harringay office to arrange an appointment to view 020 8800 5151 - harringay@winkworth.co.uk

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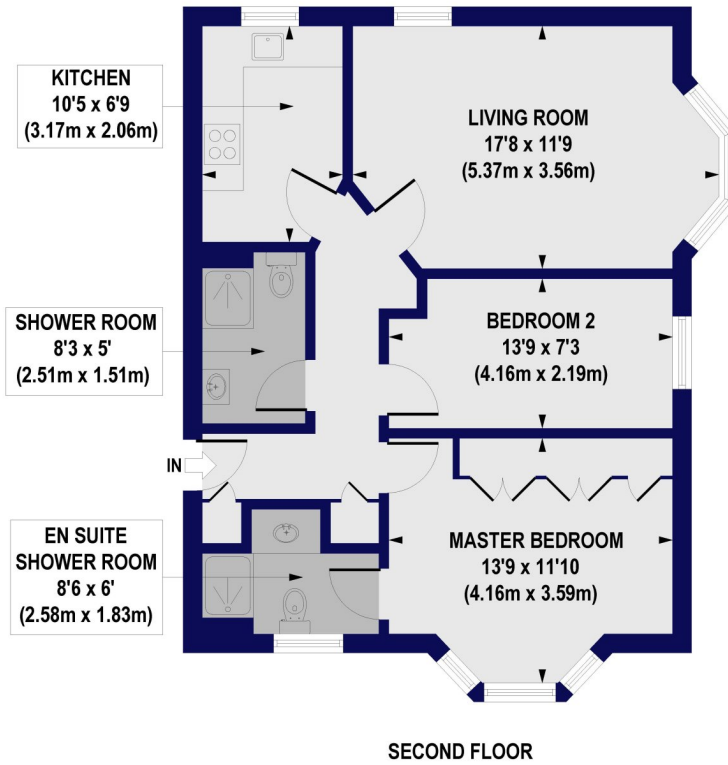
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Green Lanes, N4
Approx. Gross Internal Floor Area 721 sq. ft / 67 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	75
EU Directive 2002/91/EC			

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