



NEWINGTON GREEN ROAD, LONDON, N1
OFFERS IN EXCESS OF £325,000 LEASEHOLD

A BRIGHT ONE BEDROOM FLAT IN PERIOD CONVERSION MOMENTS FROM NEWINGTON GREEN

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DESCRIPTION:

Set across the first floor of this charming period terrace is this wonderful one-bedroom apartment. Standing at 338 sq. ft. the property offers high ceilings and is flooded with natural light throughout due to its large sash windows, double glazed in the bedroom. Accommodation includes an open plan kitchen and reception room with integrated appliances, master bedroom overlooking the back garden and a three-piece bathroom with bathtub and overhead shower attachments. The property further benefits from low service charge and around 153-year lease.

Newington Green Road offers a wide array of cafes and restaurants and is well known for its selection of local shops and village atmosphere. The green spaces of Clissold Park are 0.7 miles away and transport across London is made easy via Mildmay and Windrush overgrounds from Canonbury Station that is 0.2 miles away, as well as numerous bus routes providing routes to the City, Angel and West End.

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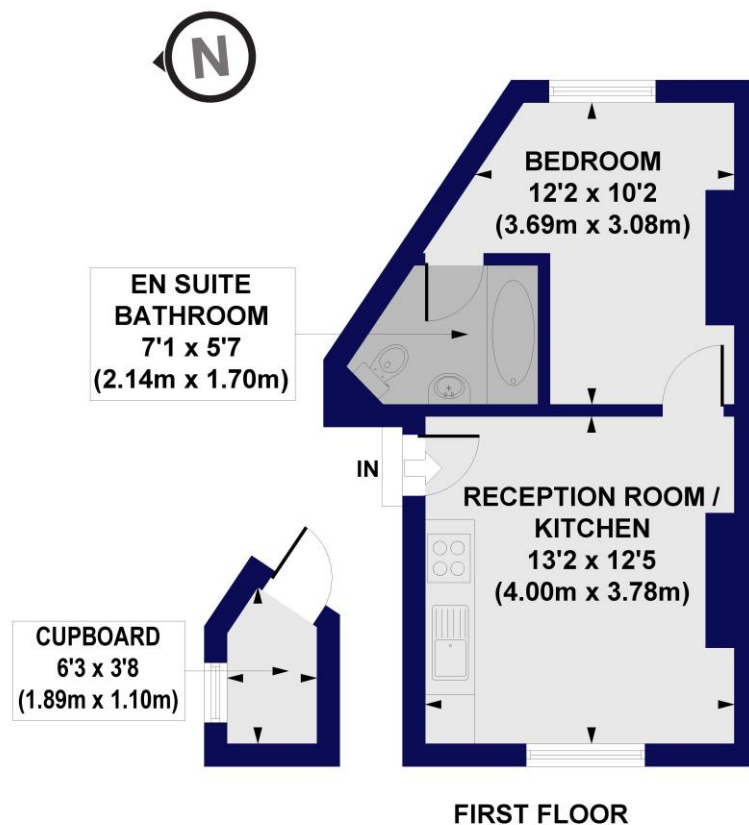


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Approx. Gross Internal Floor Area 338 sq. ft / 31.42 sq. m (Including Cupboard)

Approx. Gross Internal Floor Area 319 sq. ft / 29.60 sq. m (Excluding Cupboard)



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		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH250366>

Tenure: Leasehold

Term: 153 year and 11 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

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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See things differently

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