



97a Newington Green Road, London, N1 4QX

Asking Price £575,000



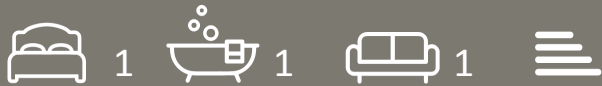
# 97a Newington Green Road, London N1 4QX

Alwyne Presents a stunning modern one-bedroom flat in the heart of Newington Green.

As you step into the communal entrance and make your way up to the first-floor flat, you are welcomed by a small hallway, perfect for storing shoes and coats. This leads into a spacious open-plan kitchen and living area, designed for both comfort and style. Three large sash windows flood the space with natural light, complementing the high ceilings that enhance the flat's airy feel.

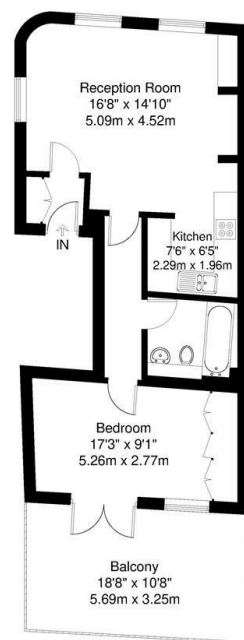
A long hallway connects the living area to the bathroom and bedroom. The generously sized bedroom boasts built-in wardrobes, providing ample storage, and large terrace doors that invite even more natural light into the space. The bedroom also offers direct access to a private decked 200sq foot terrace, a fantastic retreat overlooking the greenery. Perfect for relaxing or entertaining.

Located in a prime area, this property is surrounded by an array of shops, cafés, and amenities, with Canonbury and Highbury & Islington stations just a short distance away, offering excellent transport links.



Council Tax Band:



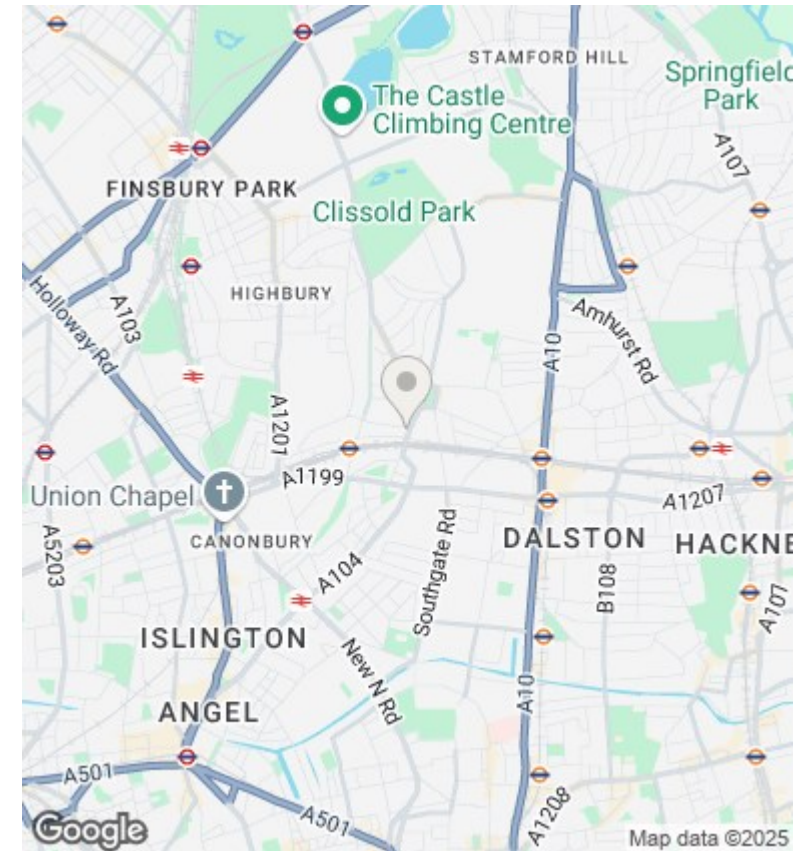


First Floor

Newington Green Road, N1

Total Gross Internal Area = 56 sq m / 602 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

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









