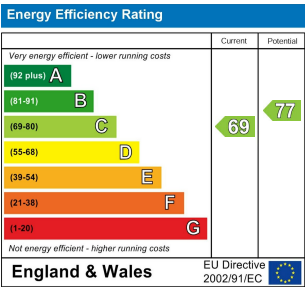
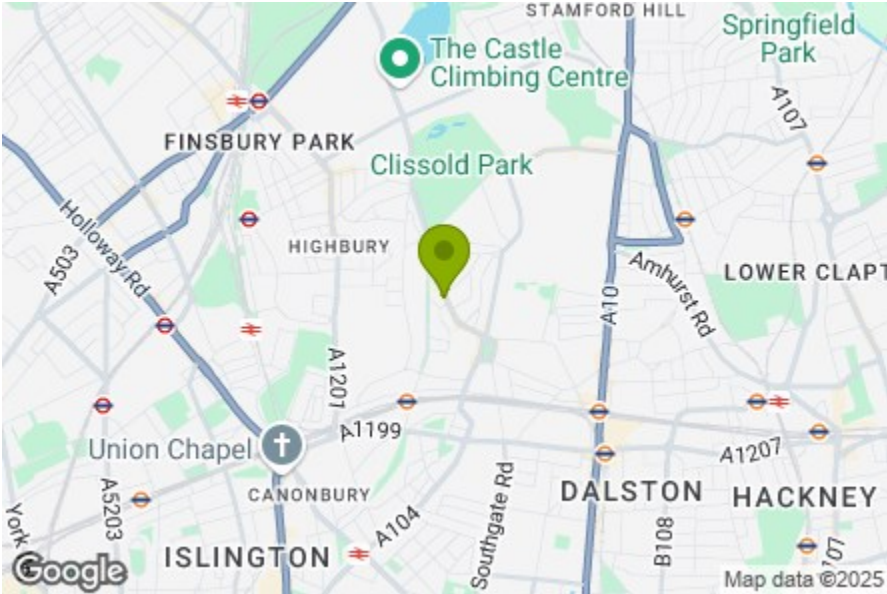


Total Area: 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## GREEN LANES, STOKE NEWINGTON

Offers In Excess Of £425,000 Share of Freehold  
1 Bed Flat



### Features:

- Ground Floor Flat
- Period Conversion
- 41ft Private Garden
- Moments from Newington Green
- Short Walk to Church Street
- Beautifully Presented Throughout

This beautifully presented one-bedroom ground-floor flat offers an excellent opportunity to own a well-designed home with generous private outdoor space, all in a prime location. Set within an attractive period conversion and spanning 436 sq ft the property also boasts a stunning, landscaped 41 ft rear garden. The location is hard to match—just a short stroll from the greenery of Clissold Park and within easy reach of Stoke Newington Church Street, known for its vibrant mix of independent shops, cafés, restaurants, and weekend markets.

Whether you're looking for your first home, a well-placed London base, or a smart investment, this flat delivers on comfort, style, and convenience.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Step into this beautifully converted period building and you'll immediately appreciate the thought and care that's gone into creating a home that balances character with contemporary comfort.

The reception room greets you first—an inviting space featuring rich, dark wide-plank wood flooring and a warm palette of cream and terracotta tones. Built-in shelving and bespoke cabinetry sit neatly within the alcoves flanking the chimney breast, offering both practical storage and stylish display options.

To the right lies the double bedroom. Broad wood floorboards continue here, along with custom-built double-door wardrobes on either side, creating a sleek, minimal look. A statement wallpapered feature wall in a tropical fern print adds a subtle hint of personality.

At the rear of the home, the kitchen/diner is both functional and inviting. Putty-toned L-shaped cabinetry pairs seamlessly with crisp white metro tiles and warm wood flooring underfoot. A large window and glazed door flood the space with natural light and provide direct access to the garden beyond.

The bathroom exudes a calm, spa-like quality, finished in sandstone-hued marble tiling across the walls and floor. A classic white suite features a bath with overhead rain shower and a glass screen for a clean, modern finish.

Outside, the southwest-facing garden has been designed for easy upkeep and maximum enjoyment. Slate-chipped gravel and stepping stone pathways lead to a paved patio at the rear—ideal for outdoor dining or relaxing in the sun. A shed sits at the back for practical storage. One side of the garden is lushly planted with palms, ornamental grasses, and climbers, while the opposite side is left clear for your own design ideas. Architectural fencing runs the perimeter, with decorative metal filigree panels adding a sculptural touch and visual interest.

#### WHAT ELSE?

Green Lanes is legendary for its Turkish, Kurdish, and Cypriot food scene—think fresh baklava, gözleme, grilled meats, and late-night cafés. But it's also home to a growing mix of new spots: natural wine bars, vegan delis, modern restaurants, and stylish pubs.

Church Street is easily accessed with its independent shops, cosy pubs and thriving 'village' high street and Clissold Park offers plenty of green space for exercise and relaxation.

Excellent bus links connect you quickly to Dalston, with its fringe theatres, live music venues, and independent cinemas like The Rio.



#### A WORD FROM THE OWNER...

"I have lived in Stoke Newington for almost 20 years and it's the most wonderful area. The flat is in a great location, a few minutes walk from Newington Green. We have really good transport links - a short bus ride to Manor House Station on the Piccadilly line, 10 minutes to Canonbury Overground and there are buses that will take you the City or the West End just across the road from our front door. Newington Green has loads of bars and restaurants (as well as the best cheese shop!). Our favourites are Babsang for Korean food, Oi Vita Pizzeria and Jolene. Clissold Park is 5 minutes away and forever-popular Church Street just a bit further than that. There is a gym, swimming pool and so many local yoga and pilates studios to choose from! Fold Yoga right next door is wonderful and obviously really convenient. We have loved living in this flat and turning in to a real sanctuary. The garden is such an asset and a really good size. We've enjoyed a lot of barbecues with friends and family in the garden over the years."

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