



Green Lanes, , London, N16 9BX

- Freehold end of terrace building
- Over 2300 sq.ft. of internal space
- Residential maisonette on the upper floors
- Suitable for development/investment
- Commercial property on the ground floor
- Located between Newington Green and Clissold Park

Offers In Excess Of £1,150,000



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DESCRIPTION

**** Investment/ Development Opportunity **** Located on Green Lanes between Newington Green and Clissold Park is this end of terrace freehold building offering over 2300 sq..ft. of internal space. The basement and ground floor consist of a commercial property currently trading as a restaurant, with a storage area to the side of the building. The upper floors offer a recently refurbished and large three bedroom maisonette, with a separate kitchen/diner, utility room, large dual aspect reception and modern shower/W.C.

Situated on Green Lanes this property is conveniently located for an extensive range of local amenities. Newington Green offers a wide array of cafes and restaurants and is well known for its selection of local shops and village atmosphere, as is Stoke Newington's Church Street with its huge array of shops, delis, and eateries. The open green spaces of Clissold Park are just a short distance away and transport across London is made easy from Canonbury overground station which is only a short distance away as well as numerous bus routes providing easy journeys to the City, Angel and West End.





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Approx. Gross Internal Area = 217.4 sq m / 2340 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Viewings

Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

