

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

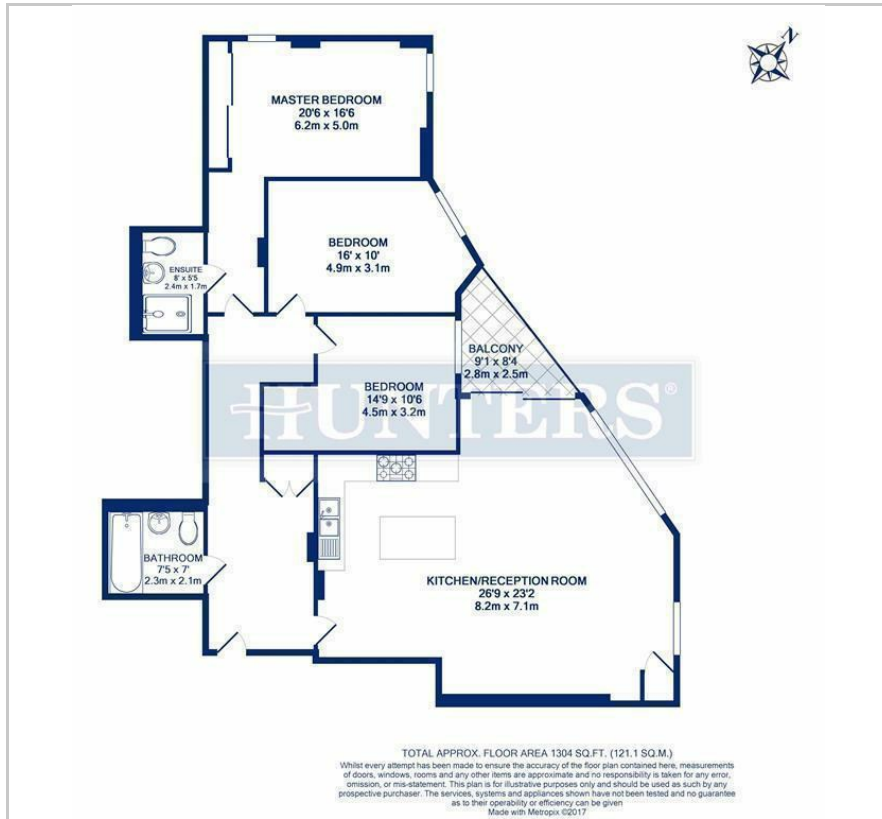


**Green Lanes**  
London, N16 9BN  
Price £850,000

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Council Tax: E

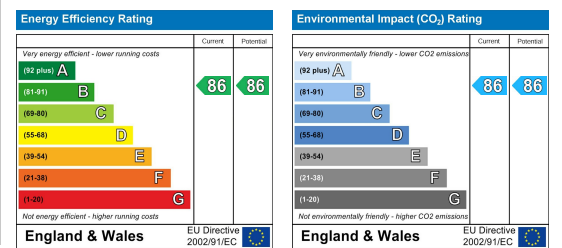
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

- Second Floor With Lift
- Three Bedrooms
- Close to Clissold Park
- Close to Transport Links
- Excellent Condition
- Two Bathrooms
- Additional Storage Room
- Underfloor Heating Throughout



Perfectly placed on the Stoke Newington/Highbury borders, this stunning three bedroom apartment boasts over 1300sq. ft. (121 sqm.) of luxury accommodation, under-floor heating throughout, high end fixtures and fittings and private balcony.

Available to view by appointment only the property comprises, large open plan kitchen/reception room, master bedroom with ensuite, two further double guest bedrooms, modern bathroom ample storage and a private balcony. Green Lanes is a centrally located street only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, a short walk from Highbury Barn and the stunning Clissold Park.

Transport links include, Canonbury Station (Overground), Highbury & Islington Station (Overground & Victoria Line) and a variety of bus routes into The City and West End.

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.