



Green Lanes, London

Price £850,000



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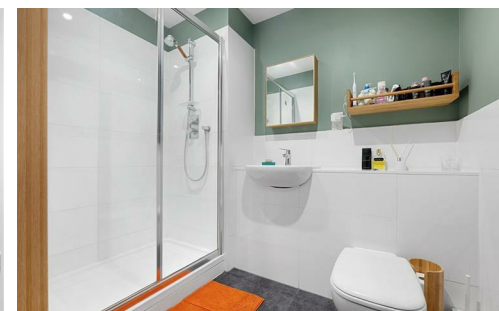
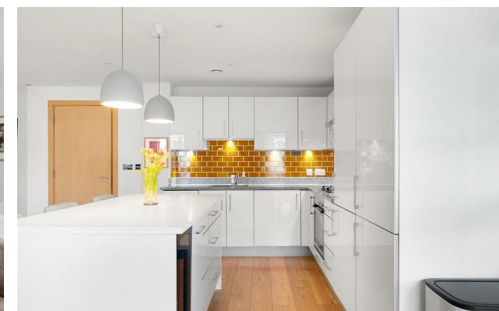
DESCRIPTION

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.

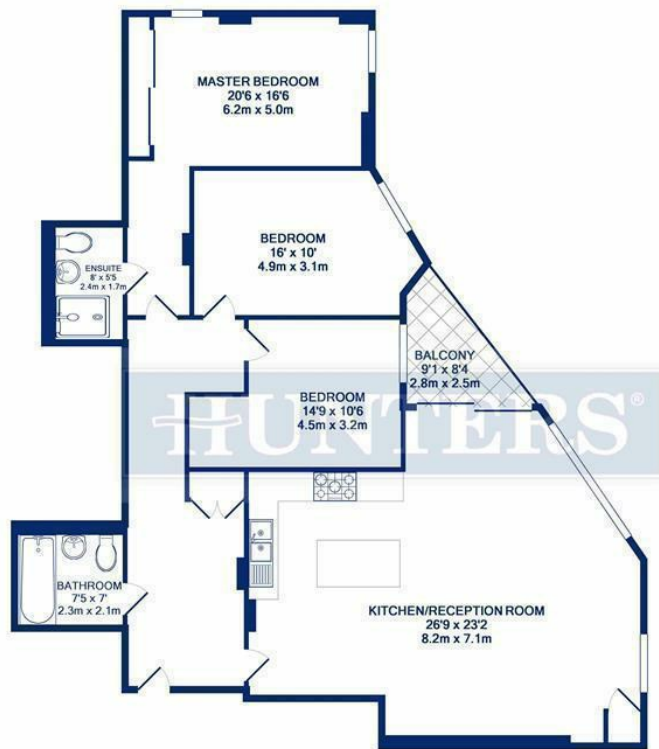
Available to view by appointment only the property comprises, large open plan kitchen/reception room, master bedroom with en suite, two further double guest bedrooms, modern bathroom ample storage and a private balcony. Green Lanes is a centrally located street only moments from the many bars, restaurants 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.

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







TOTAL APPROX. FLOOR AREA 1304 SQ.FT. (121.1 SQ.M.)

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.
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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		86	86
(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.

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