



Green Lanes, London

- Chain Free
- Close to Transport Links
- Two Bedrooms
- In Need Of Refurbishment
- Ground Floor
- Close to Finsbury Park

Price £375,000

Tenure: Leasehold

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Green Lanes, London

DESCRIPTION

Available chain free and set within a purpose built block, this light and bright two bedroom apartment boasts excellent entertaining space and a first class location is in need of full refurbishment.

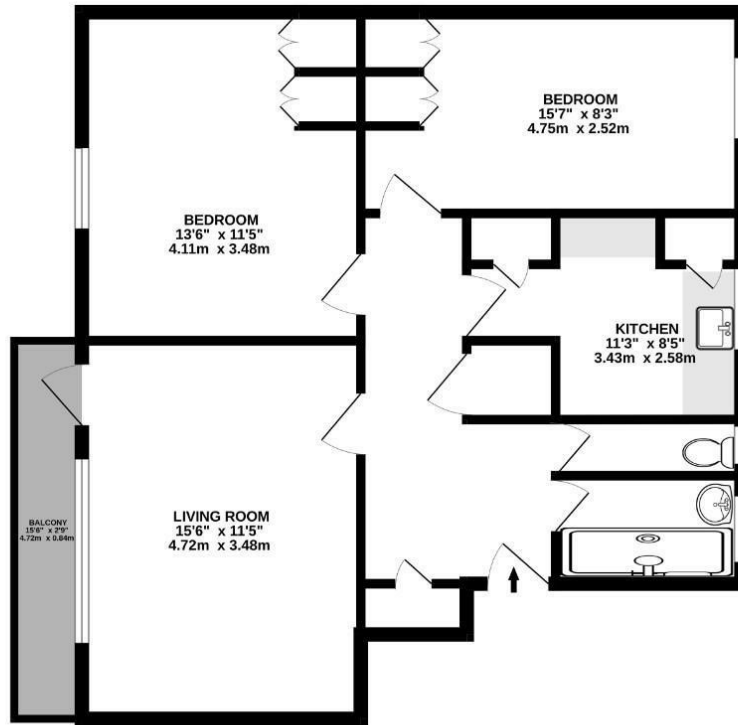
Available by appointment only, the property is situated on the ground floor and comprises reception room with access to balcony and direct access to the communal grounds, separate kitchen, master bedroom, double guest bedroom, bathroom, separate w/c, ample storage and communal grounds.

Lakeside Court, located on the corner of Gloucester Drive & Green Lanes is ideally situated in between Stoke Newington and Finsbury Park, only moments away from the many bars, restaurants and coffee houses of Stoke Newington Church Street and Finsbury Park and a short walk from the wide open spaces of Finsbury Park and Clissold Park.

Transport links include Manor House Station (Piccadilly Line), Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines), Harringay Green Lanes Station and a variety of Bus routes into The City & West End.



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741sq.ft. (68.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

185 - 187 Church Street, Stoke Newington, London, N16

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Tel: 0207 2497 499 Email:

<https://www.hunters.c>



Council Tax: B

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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

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