



Kayani Avenue, London, N4

- Chain free
- Two bathrooms
- Concierge
- Private balcony
- Views over reservoir
- Two bedrooms
- Open plan living
- Third floor with lift access
- Close to transport links
- Moments from Woodberry Wetlands

Price £750,000



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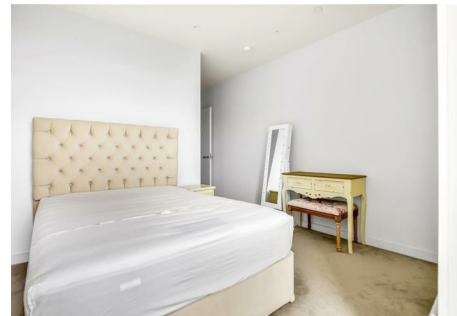


Available to view by appointment only, is this exceptional two double bedroom, two bathroom modern apartment situated on the third floor with exceptional views of the reservoir and a concierge.

Boasting over 870 sq. ft. (80 sqm.) of internal accommodation, the property comprises large open plan kitchen/reception room with a private balcony with incredible views of the reservoir, master bedroom with ensuite shower room, double guest bedroom, modern bathroom and ample storage throughout.

Lake House is located on Green Lanes Walk, located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street & Finsbury Park and the wide open spaces of the stunning Clissold Park as well only being a short walk from Woodberry Wetlands and the West Reservoir Centre (a number of water based activities).

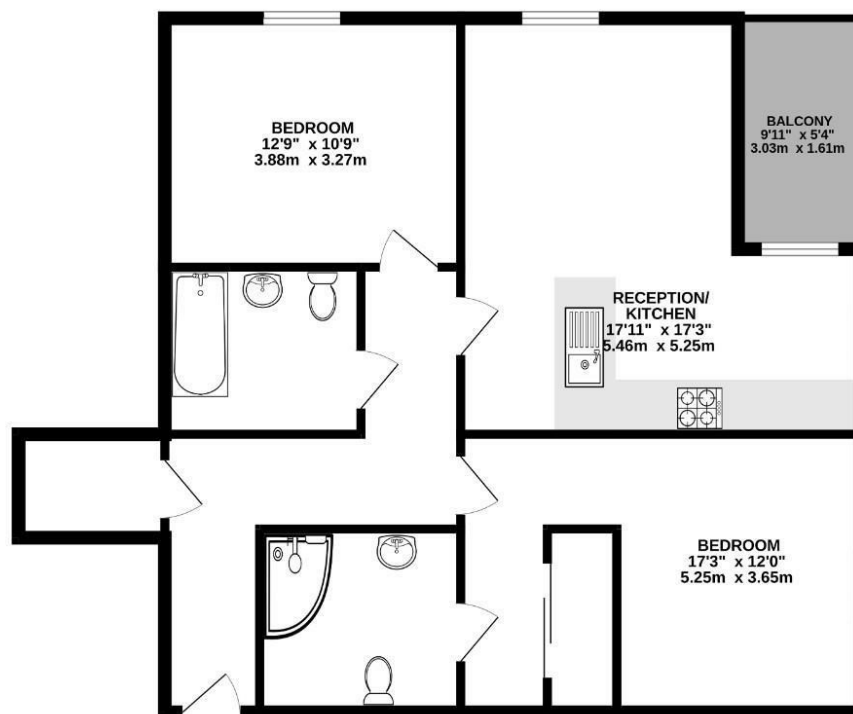
Transport links include, Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines), Manor House Station (Piccadilly Line) and a variety of Bus routes into The City & West End.



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THIRD FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 883sq.ft. (82.0 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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Viewings

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

Valuations

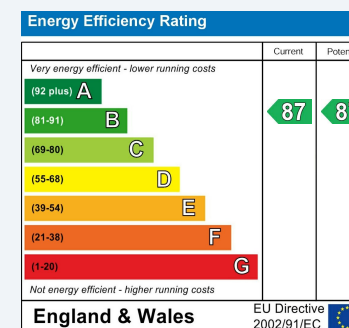
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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.

