



**Newington Green, London, N16**

**Offers In Excess Of £450,000**



# Newington Green, London, N16

## DESCRIPTION

Available chain free and to view by appointment only, this light and airy two bedroom apartment is situated on the fourth floor of a well maintained purpose built block, offering 758 sq. ft. (70 sq. m.) of internal accommodation.

The property comprises, dual aspect open plan kitchen reception room with access to a private south-west facing balcony, master bedroom, double guest bedroom, modern bathroom and ample storage. The property further benefits from off-street gated parking.

Holland House is situated on and overlooking Newington Green, located only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, Newington Green and trendy Dalston, Butterfield Green and a short walk from the wide open spaces of Clissold Park.

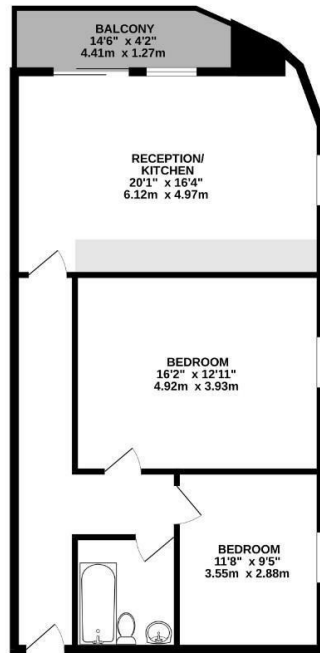
Transport links include, Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of bus routes into The City and West End.

- Two bedrooms
- Private south-west facing balcony
- Fourth floor
- Good condition throughout
- Open plan living
- Overlooking Newington Green
- Gated off-street parking
- Close to transport links





FOURTH FLOOR  
758 sq.ft. (70.4 sq.m.) approx.

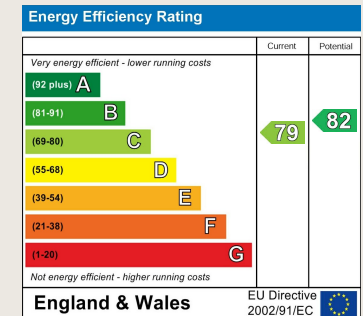


TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only 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.  
March 2018 (02/25)



## 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.

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