



Green Lanes , London N4

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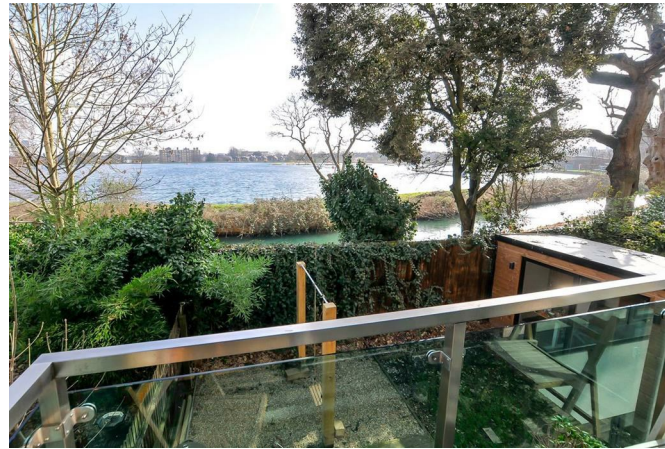
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# Green Lanes

## London N4

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This modern, two bedroom apartment is situated in a gated development located adjacent to West reservoir.



### DESCRIPTION

Accommodation is set on the first floor and includes principal bedroom with built-in storage & ensuite facilities, further double bedroom & bathroom, and an open-plan living space with modern kitchen, dual-aspect windows & door leading to the balcony, with superb views over the reservoir.

Watersmeet Place is situated moments from Woodberry Wetlands and Clissold Park. Local shops are within a short walk and there are excellent transport links to The City and West End with numerous bus routes, and trains from stations at Manor House (Piccadilly Line) and Finsbury Park (Victoria & Piccadilly Lines and Overground).



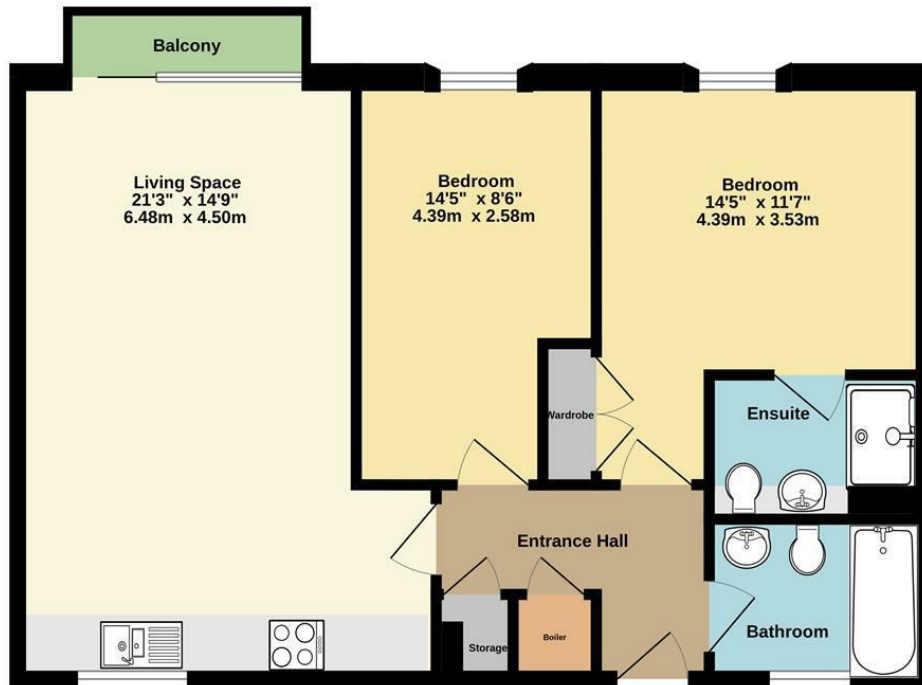
Leasehold

**Asking Price £525,000**





Ground Floor  
676 sq.ft. (62.8 sq.m.) approx.



Watersmeet Place N4

TOTAL FLOOR AREA - 676 sq.ft. (62.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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