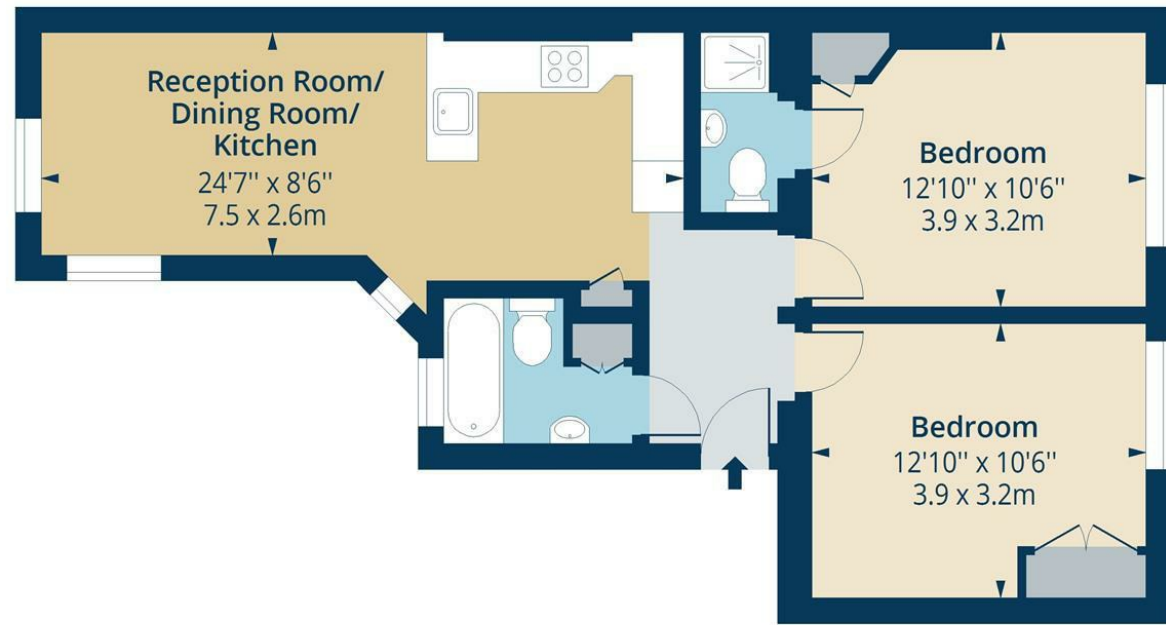


# Newington Green Mansions, Green Lanes, N16

Approx. Gross Internal Area 635 Sq Ft - 58.99 Sq M



## Second Floor

Floor Area 635 Sq Ft - 58.99 Sq M

For Illustrational Purposes Only - Not To Scale  
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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.



## £450,000 Leasehold

Set on the second floor of a handsome Victorian mansion block, this ideal first home is full of natural light and original character, and is well maintained and is perfectly positioned just next to Newington Green.

In excess of 635 sq. ft, the property offers; two well proportioned bedrooms, a well-designed bathroom suite and guest shower room, and a beautiful open-plan kitchen/reception space with dual-aspect double glazed sash windows overlooking the pretty rear gardens. There is also ample storage throughout, a secure fob entry system, and a long lease remaining.

Newington Green Mansions is superbly located for quick trips into the City and Central London, with Canonbury station (Overground) only a short walk away, and the numerous bus links that run along Green Lanes and Newington Green Road within easy reach. The eclectic mix of independent shops, bars and award-winning restaurants surrounding Newington Green and along Petherton Road and Newington Green Road are all easily accessible, too. Newington Green and Clissold Park are both close by and offer excellent picnic spots in the summer months.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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