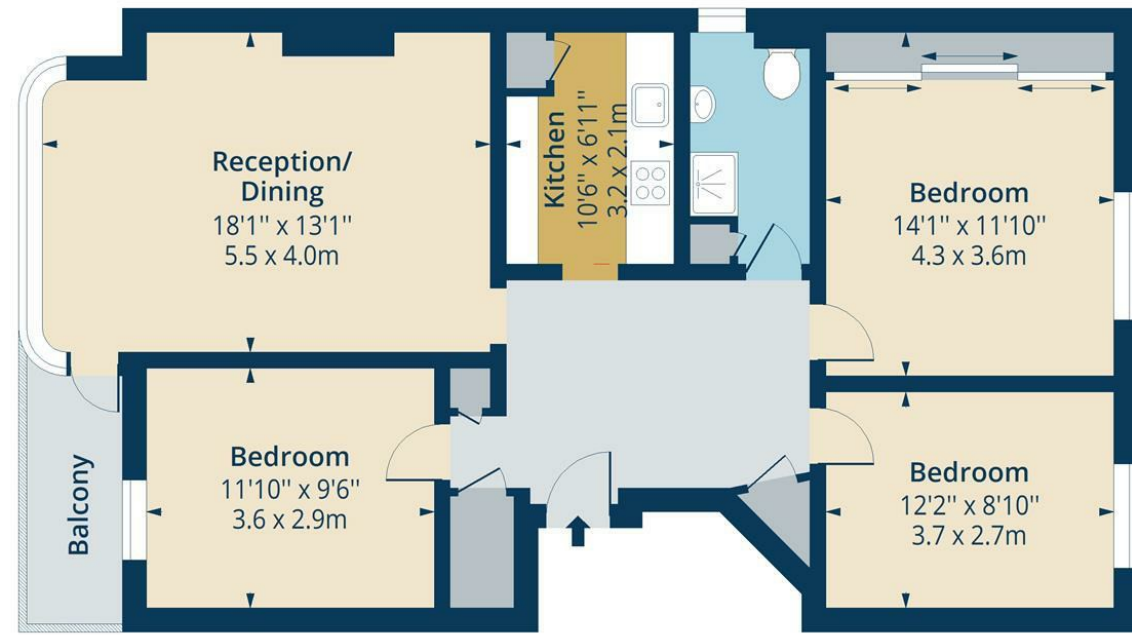


# Clissold Court, N4

Approx. Gross Internal Area 932 Sq Ft - 86.58 Sq M  
Approx. Gross Balcony Area 40 Sq Ft - 3.72 Sq M



## First Floor

Floor Area 932 Sq Ft - 86.58 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 10/5/2024

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.



## Greenway Close, N4



## £775,000 Leasehold

Set within a cul-de-sac overlooking Clissold Park is this fabulous three bedroom apartment located on the first floor of an Art Deco building. This rare to the market flat enjoys well proportioned room dimensions and has lots of natural light throughout. The accommodation comprises of a spacious reception room with leafy views of Clissold park, a separate kitchen, three bright & airy double bedrooms and a south facing private balcony. The property further benefits from access to the communal gardens.

Clissold Court is situated in Greenway Close which is a no through road off Green Lanes, it sits next to the wonderful green spaces of Clissold Park. The amenities of Stoke Newington Church Street are closeby. Transport links include Manor House Station (Piccadilly Line), Arsenal Station (Piccadilly Line), Finsbury Park Station (Piccadilly Line, Victoria Line and National Rail) and excellent bus routes into The City and West End.



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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- **THREE DOUBLE BEDROOMS**
- **COMMUNAL GARDENS**
- **NO ONWARD CHAIN**

- **PRIVATE SOUTH FACING BALCONY**
- **OVERLOOKING CLISSOLD PARK**
- **932 SQUARE FEET**

