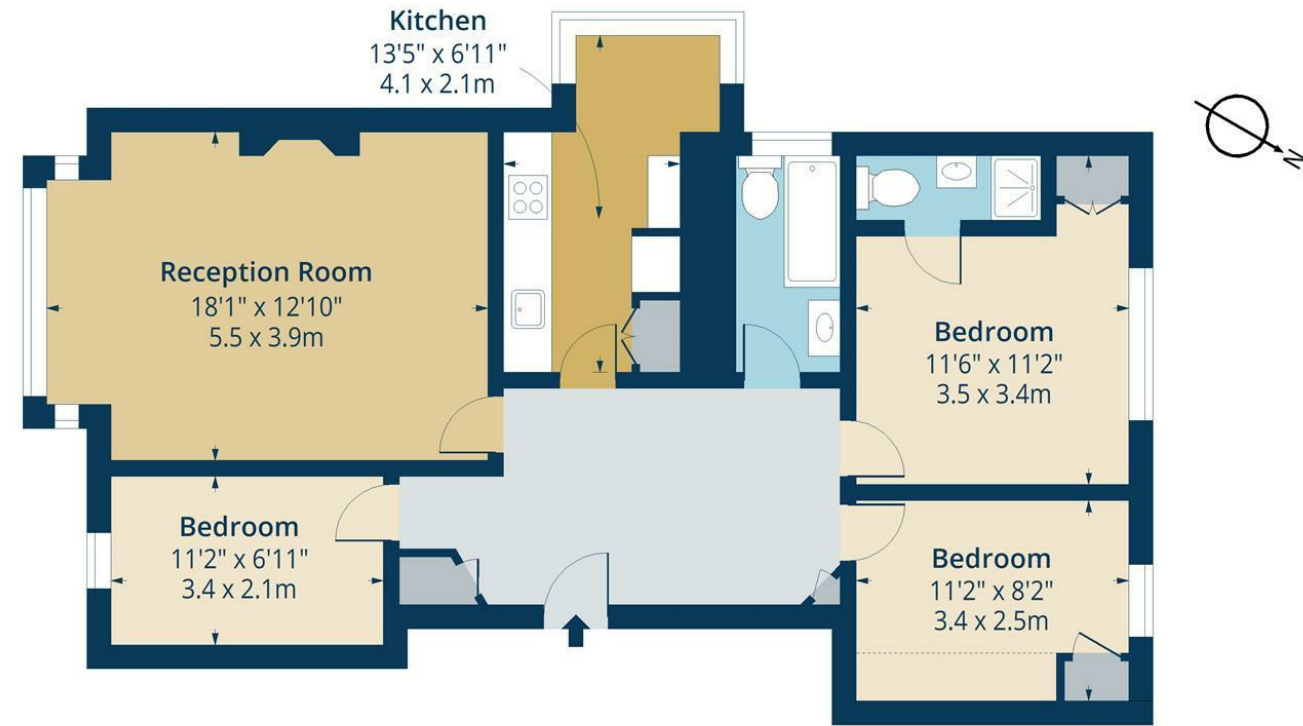


**Clissold Court, N4**  
Approx. Gross Internal Area 870 Sq Ft - 80.82 Sq M



**Ground Floor**  
Floor Area 870 Sq Ft - 80.82 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: 24/7/2024

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, this fabulous three-bedroom apartment is located on the ground floor of an Art Deco building. Rare to the market, this flat enjoys well-proportioned room dimensions and abundant natural light throughout. The accommodation comprises a spacious reception room with leafy views of Clissold Park, a separate large kitchen, three bright and airy bedrooms, and two bathrooms. The property further benefits from access to the communal gardens.

Clissold Court is situated in Greenway Close, a no-through road off Green Lanes, adjacent to the wonderful green spaces of Clissold Park. The amenities of Stoke Newington Church Street are nearby. 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. Excellent Transport Links: Manor House Station (Piccadilly Line) Arsenal Station (Piccadilly Line) Finsbury Park Station (Piccadilly Line, Victoria Line, and National Rail)



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 BEDROOMS
- TWO BATHROOMS
- 140 YEARS REMAINING LEASE

- COMMUNAL GARDENS
- CLOSE TO CLISSOLD PARK

