

Holland House, N16
Approx. Gross Internal Area 668 Sq Ft - 62.03 Sq M



Newington Green, N16



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure accuracy of the floorplan 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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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.



£475,000 Leasehold

At close to 668 sq. ft., this stylish two bedroom apartment offers excellent proportions and comes complete with a private balcony. A perfect first home, this contemporary apartment is just a stone's throw from vibrant Newington Green and its fantastic mix of independent shops, bars and eateries.

Spread across the first floor of a popular modern block on Newington Green, the property comprises; spacious bedroom with ample space for wardrobes, a large and neatly tiled bathroom room, plus a generous open-plan bespoke kitchen/living room, offering plenty of space to cook, dine and entertain. The reception room also offers access out to a private balcony, too, which captures the morning and midday sun, making an ideal sun-trap in the Spring and Summer months.

Additional benefits include double glazed windows throughout and a long lease remaining. The apartment is also offered chain free.

Newington Green is a fantastic neighbourhood, with its many popular restaurants and bars surrounding the leafy green (Jolene, Perilla and The Lady Mildmay are just a few of our favourites!). Connections into the City and Central London are swift and simple, with the numerous bus links running along Albion Road and Green Lanes all readily available. Canonbury Station is just a short walk away, too, and award winning Clissold Park and popular Butterfield Green are both within easy reach, too.



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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- TWO BEDROOMS
- EXCELLENT LOCATION
- NO ONWARD CHAIN
- PRIVATE BALCONY
- CLOSE TO TRANSPORT LINKS
- CLOSE TO CLISSOLD PARK

