



Julian Reid

45 Hythe House, Green Lanes Walk, London, N4 2GA

Spacious two bedroom flat arranged on the third floor on this modern block with balcony and direct views across the Hackney Wetland's sailing reservoir

julianreid.co.uk

Guide Price £625,000
Leasehold

- **Super Reservoir views**
- **Council Tax Band: D**
- **EPC Rating: B**
- **Balcony**
- **2 Bedrooms**

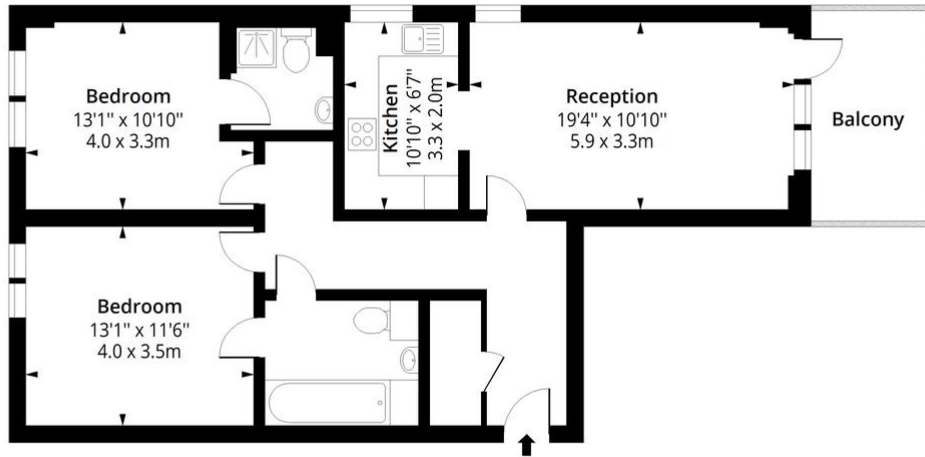
Super and well proportioned, two bedroom, two bathroom apartment arranged on the third floor of this modern, purpose built block. The flat boasts uninterrupted views across Stoke Newington reservoir and a peaceful balcony with the same outlook. Accommodation presented in very good order throughout measuring in excess of 850 square feet. Bright reception room with balcony and door leading onto a well fitted and fully equipped kitchen. Two double bedrooms both with en-suite bathrooms. The block has good communal areas and a lift. There are walks and footpaths around the Wetlands area. Both Finsbury Park and Clissold Park are close by and excellent bus and underground services at Manor House and Finsbury Park. Stoke Newington Church Street with varied selection of shops, bars and restaurants is also within easy reach. Material information, Leasehold 241 years unexpired, Service charge £2273 per annum, Ground rent £508 per annum



Julian Reid
51 Stoke Newington Church Street London N16 0AR
jreid@julianreid.co.uk Fax: 020 7923 8651
+44 (0) 20 7923 8650

Hythe House Green, N4

Approx. Gross Internal Area 868 Sq Ft - 80.64 Sq M
Approx. Gross Balcony Area 84 Sq Ft - 7.80 Sq M



Third Floor

Floor Area 868 Sq Ft - 80.64 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.

lpaplus.com

Date: 13/12/2024

Important notice: Julian Reid, their clients and any joint agents give notice that: **1:** They are not authorized to make or give representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Julian Reid have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

J352 Ravensworth 01670 713330

