Green Lanes, , London, N16 9NH

- Mixed-Use Freehold
- Shop (Ground Floor): Bright retail unit with street frontage and private entrance; flexible use (STPP)
- Flat 2 (Ground Floor): Self-contained studio with kitchen and bathroom
- Flat 4 (2nd–3rd Floors): Large triplex; 3.5 beds + terrace, kitchen/dining, 2 WCs, top-floor bathroom
- Vacant Possession
- Flat 1 (Lower Ground): 1.5-bed, kitchen/dining, bathroom, private rear terrace
- Flat 3 (First Floor): 1.5-bed, separate kitchen, bathroom + additional WC

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Asking Price £1,500,000

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DESCRIPTION

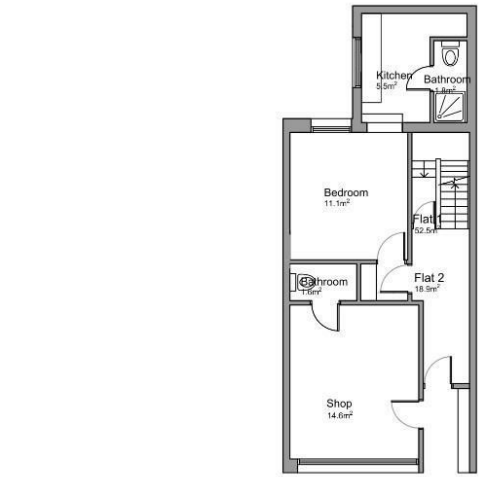
A mixed-use freehold building on Green Lanes, comprising a ground-floor shop unit and four self-contained flats arranged over 5 levels. The configuration offers a rare combination of commercial and residential income from a single title, with scope for an investor to hold long-term or to reconfigure the upper parts subject to the usual consents.

The shop occupies the front of the ground floor with its own entrance directly onto Green Lanes, suiting a range of retail or service uses (Currently a beauty studio). Behind it, on the same level, sits a compact self-contained studio flat with its own separate kitchen and bathroom. Below, on the lower ground floor, is a 1.5 bedroom flat with a kitchen/dining room, a bathroom, and a private terrace at the rear, an unusual feature at garden level and one that adds real character to the unit.

The first floor holds a 2 bedroom flat with a separate kitchen, a bathroom, and an additional WC, laid out to work well for sharers or a small family. Above this, the largest of the flats spans the second and 3rd floors as a duplex. The entry level has three bedrooms, a bathroom, and its own terrace; the floor above is given over to a kitchen/dining room with a further bedroom and WC; and a top-floor bathroom completes the arrangement. The result is a maisonette with genuine scale, plenty of light, and a layout that lends itself to flexible use.

The property sits on a busy stretch of Green Lanes, well-placed between Stoke Newington, Newington Green and Manor House. Clissold Park is a short walk away, and Manor House Underground, Stoke Newington Overground and a number of bus routes provide straightforward access into central London.

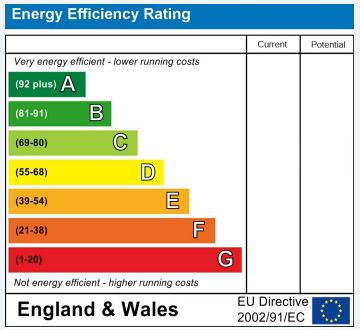
Suitable for investors, owner-occupiers with rental ambitions, or developers looking at a building with clear income in place and room to add value.



Ground Floor

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact StokeNewington@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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