

TO LET · ISLINGTON N16

GREEN LANES

A PERIOD CONVERSION WITH A PRIVATE GARDEN · LONDON N16

KRIEGER & CO
SALES • LETTINGS • MANAGEMENT
BESPOKE PROPERTY CONSULTANTS

£2,750 PCM · FURNISHED · FROM 21 DECEMBER

601 SQ FT · 2 BEDROOMS · 1 BATHROOM · PRIVATE GARDEN

THE FLAT

TWO BEDROOMS AND A GARDEN OF ITS OWN

A well-presented two bedroom, one bathroom period conversion of 601 sq ft, arranged over the ground and lower ground floors of a London stock brick building on Green Lanes, N16. Available furnished from 21 December, the flat is neatly planned and comfortably finished. It also has the real benefit of its own private decked garden, reached directly from the kitchen.

601	2	£2,750
SQ FT	BEDROOMS	PER MONTH

ISLINGTON · PERIOD CONVERSION · TO LET





RECEPTION, KITCHEN AND OUT TO THE GARDEN

Stepping inside from the shared communal entrance, a staircase leads down to the main living space on the lower ground floor. The reception room extends to fourteen feet, with wood-effect flooring, recessed spotlights and shelving set into the alcoves.

It opens through to a kitchen of almost twelve feet, fitted with cream Shaker-style units, glazed display cabinets and wooden worktops. There is a ceramic sink with a swan-neck mixer tap, a gas hob with extractor and a Beko oven, and a Bosch washing machine sits beneath the counter. A door leads straight out to the garden, so the space works as well for a quiet night in as it does for eating outside on summer evenings.



THE KITCHEN

11' 8 x 8' 3 · CREAM SHAKER-STYLE UNITS · WOODEN WORKTOPS · DOOR TO THE GARDEN



BEDROOMS & BATHROOM

A PRINCIPAL BEDROOM WITH A WALL OF WARDROBES

The principal bedroom lies at the front of the lower ground floor and measures almost fourteen feet. It has a full wall of fitted wardrobes, plantation shutters to the window and recessed lighting. The second bedroom, to the rear, is a single and would work equally well as a guest room, nursery or study.

Back on the ground floor, the bathroom is tiled to full height in grey. It has a bath with a shower over and a glass screen, a wall-hung basin and a chrome heated towel rail.

PRINCIPAL BEDROOM · 13' 10 x 11' 2

TWO BEDROOMS AND A FULLY TILED BATHROOM







PRINCIPAL BEDROOM 13' 10 x 11' 2 · BEDROOM TWO 12' 1 x 4' 8 · BATHROOM 6' 11 x 5' 2



THE GARDEN

PRIVATE RAISED DECKED GARDEN · 12' 2 x 12' 0 · REACHED FROM THE KITCHEN · CATCHES THE AFTERNOON SUN



THE SETTING

NEWINGTON GREEN AND CLISSOLD PARK NEARBY

Green Lanes sits in N16, within the London Borough of Islington, with Newington Green and Clissold Park both within easy reach. It is a characterful, lively part of north London. It suits anyone who wants green space and a good café and restaurant scene close to home, with an easy run into the City.

For commuters, Canonbury station is close by on the London Overground. Mildmay line services run east to Stratford, and Windrush line services run south through Shoreditch High Street. A choice of bus routes serves the City, Angel and the West End. Newington Green has a cluster of cafés, restaurants and independent shops, and the delis and eateries of Stoke Newington Church Street are a little further on. The wide green spaces of Clissold Park are close at hand.

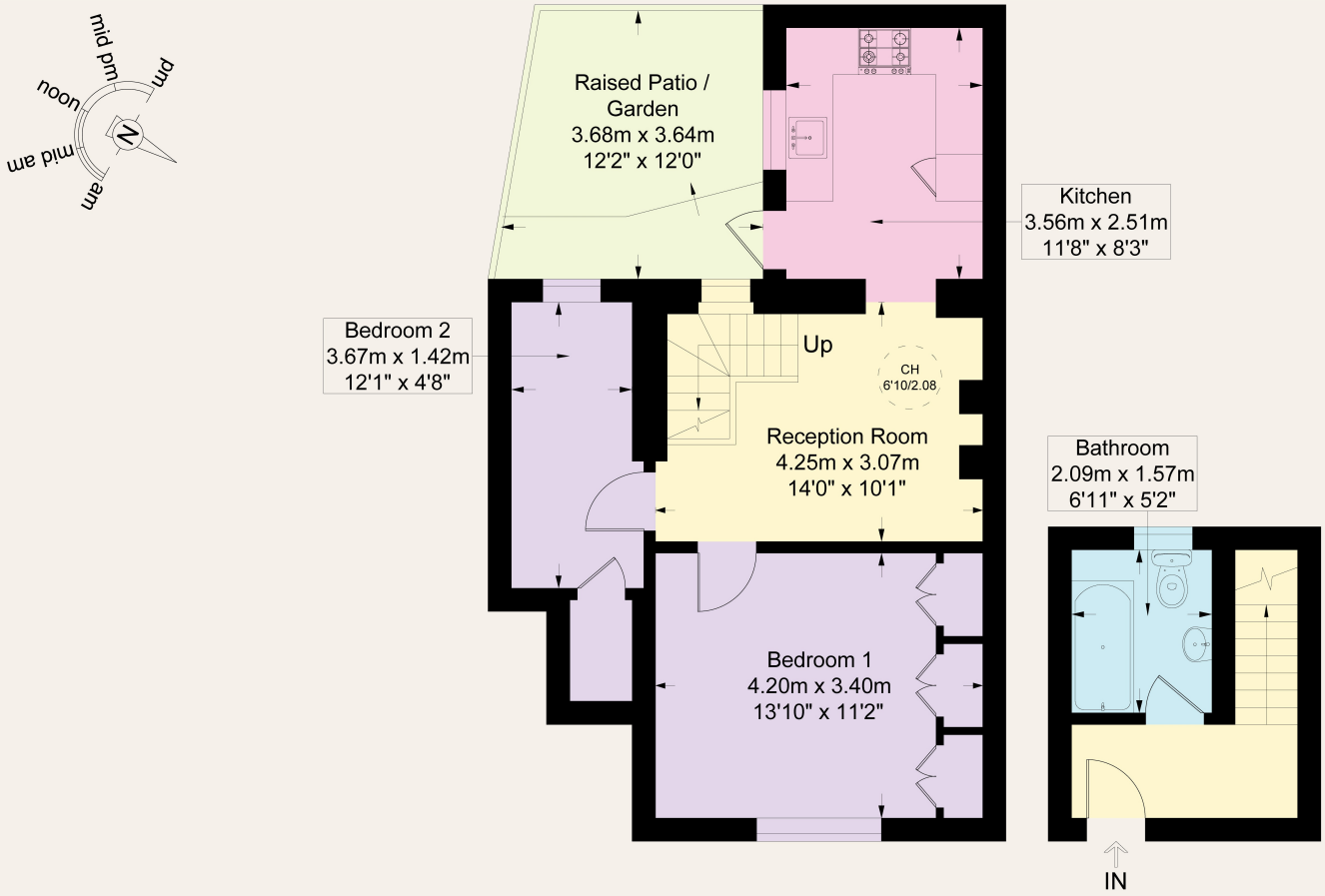
CANONBURY	MILDMAY & WINDRUSH
GREEN SPACE	CLISSOLD PARK
LOCAL AUTHORITY	ISLINGTON

FLOOR PLAN

GREEN LANES

ISLINGTON · LONDON N16

601 SQ FT	55.8 SQ M	2 FLOORS
GROSS INTERNAL	METRIC	GROUND & LOWER GROUND



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

14' 0 x 10' 1	13' 10 x 11' 2	11' 8 x 8' 3	12' 2 x 12' 0
RECEPTION ROOM	PRINCIPAL BEDROOM	KITCHEN	GARDEN

ACCOMMODATION & TERMS

GROUND FLOOR

Shared communal entrance
Bathroom 6' 11 x 5' 2
Bath with shower over and glass screen
Full-height grey tiling, heated towel rail
Staircase down to the lower ground floor

RECEPTION ROOM

14' 0 x 10' 1
Wood-effect flooring, recessed spotlights
Shelving set into the alcoves
Opens through to the kitchen

KITCHEN

11' 8 x 8' 3
Cream Shaker-style units, wooden worktops
Gas hob, extractor and Beko oven
Bosch washing machine
Door straight out to the garden

PRINCIPAL BEDROOM

13' 10 x 11' 2
Full wall of fitted wardrobes
Plantation shutters

BEDROOM TWO

12' 1 x 4' 8
Single bedroom, nursery or study

GARDEN

12' 2 x 12' 0
Private raised decked garden
Catches the afternoon sun

LETTING TERMS

Rent: £2,750 per calendar month
Available from 21 December 2026
Furnished
Deposit: five weeks' rent (£3,173.07)
Islington, Council Tax Band C
EPC rating C (74), potential C (80)
601 sq ft / 55.8 sq m approximate gross internal area

601	2	1	C	£2,750
SQ FT	BEDROOMS	BATHROOM	EPC RATING	PER MONTH

VIEWING STRICTLY BY APPOINTMENT

KRIEGER AND COMPANY LIMITED · 4TH FLOOR, SILVERSTREAM HOUSE, 45 FITZROY STREET, FITZROVIA, LONDON W1T 6EB

T 020 3826 5826 · E info@kriegerandco.co.uk · W www.kriegerandco.co.uk

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