

Green Lanes, N4 2EY

In Excess of **£750,000**

**DAVID
ANDREW**

your
most
valuable
asset

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Spanning an impressive **84.36 sq m / 908 sq ft**, this exceptional two-bedroom garden flat is set within a beautiful period conversion, moments from Clissold Park. Finished to a high standard throughout, the property effortlessly blends contemporary style with period charm, featuring a stunning bay-fronted reception room with a fireplace, and a spacious, kitchen diner complete with a study. Both bedrooms are well-proportioned, complemented by wood flooring, and a cellar providing excellent storage. To the rear, a generous private garden offers a tranquil outdoor retreat, perfect for entertaining.

Ideally located on Green Lanes, the property is within easy reach of the independent boutiques, cafés, and restaurants of Stoke Newington and Highbury. The green open spaces of Clissold Park and the picturesque Woodberry Wetlands are close by, while superb transport connections, including the Victoria and Piccadilly lines, ensure swift access across London.

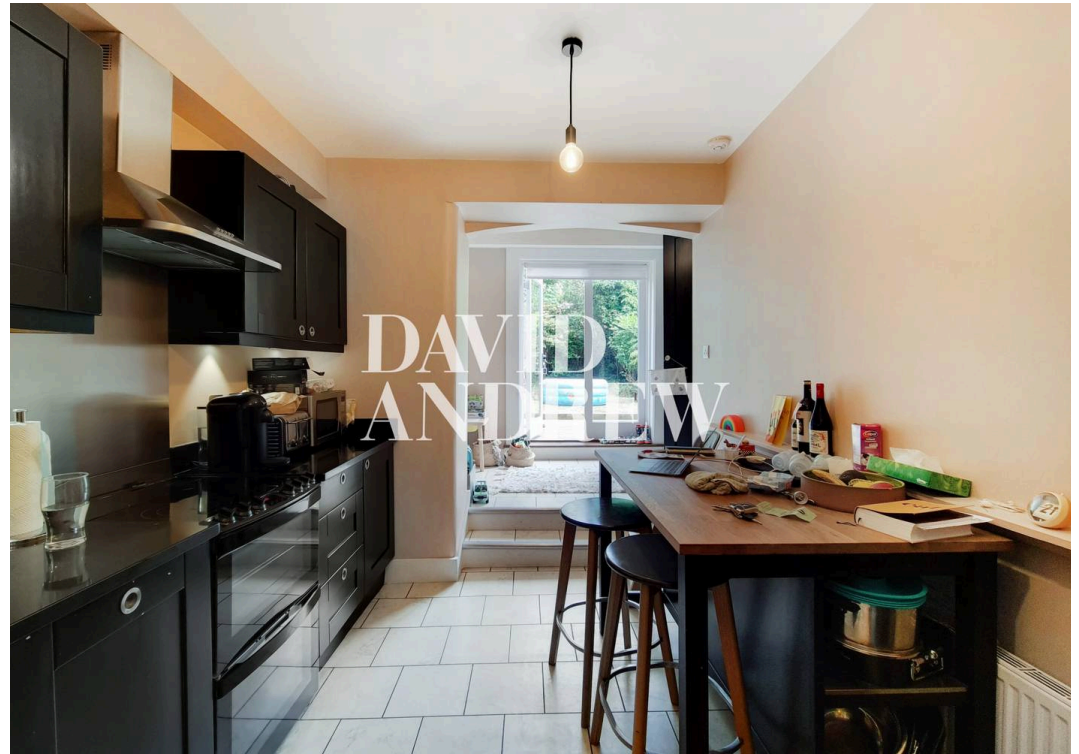
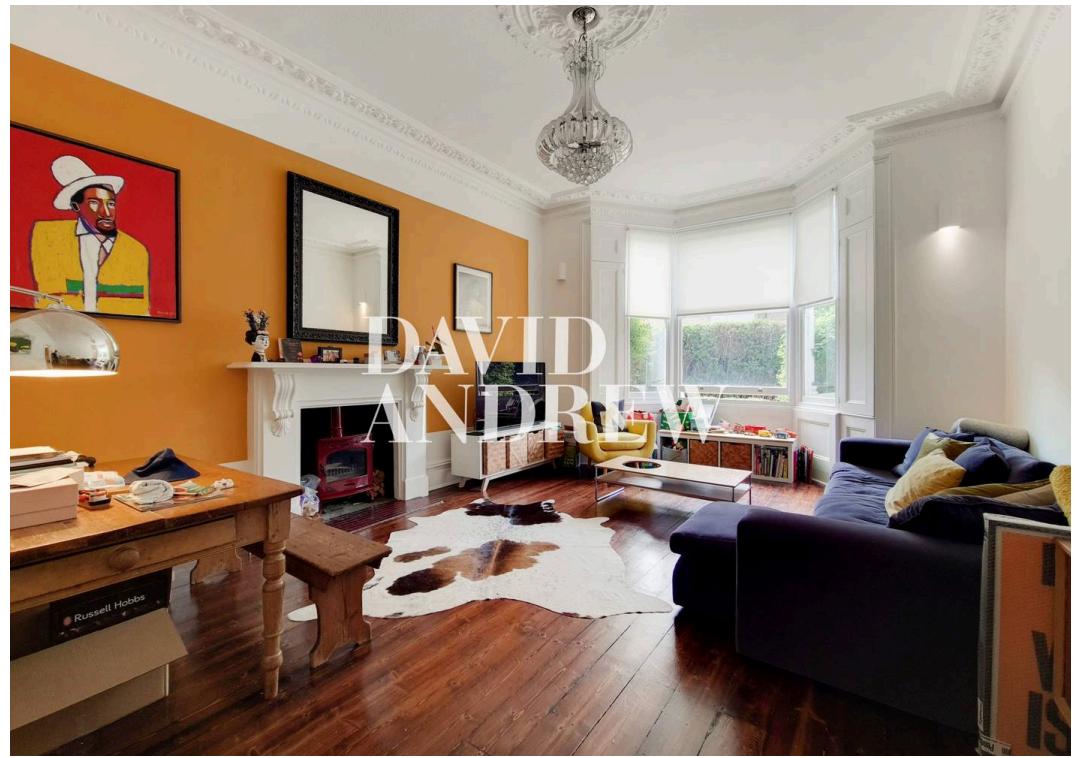
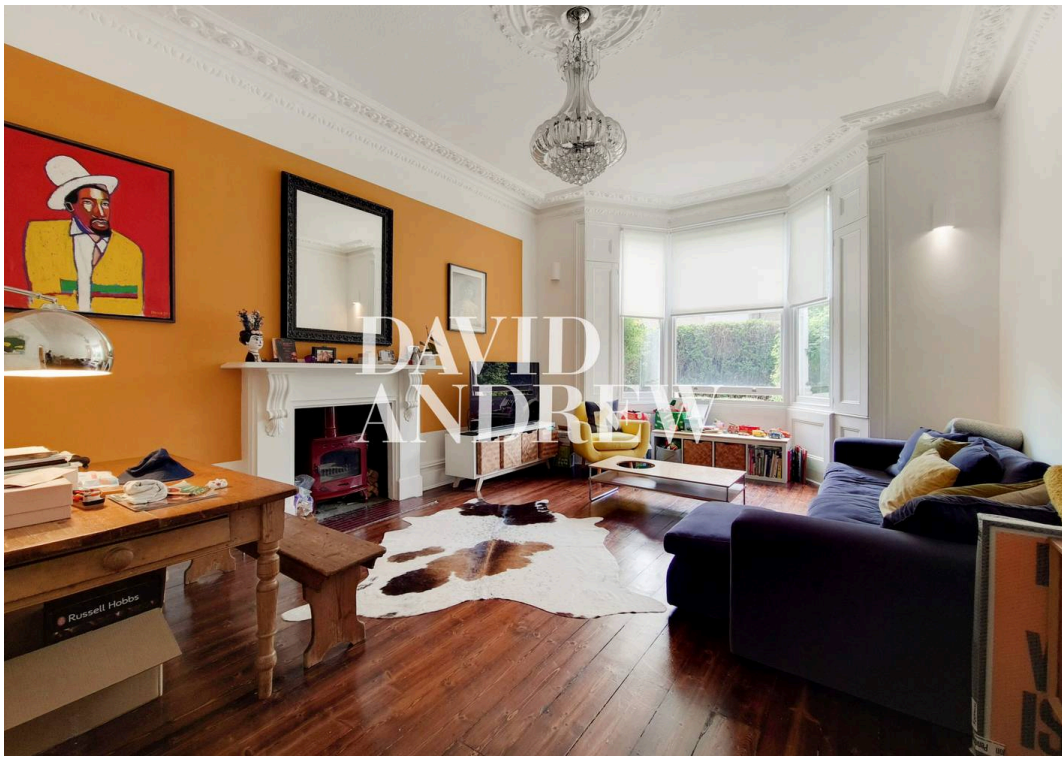
Council Tax band: D

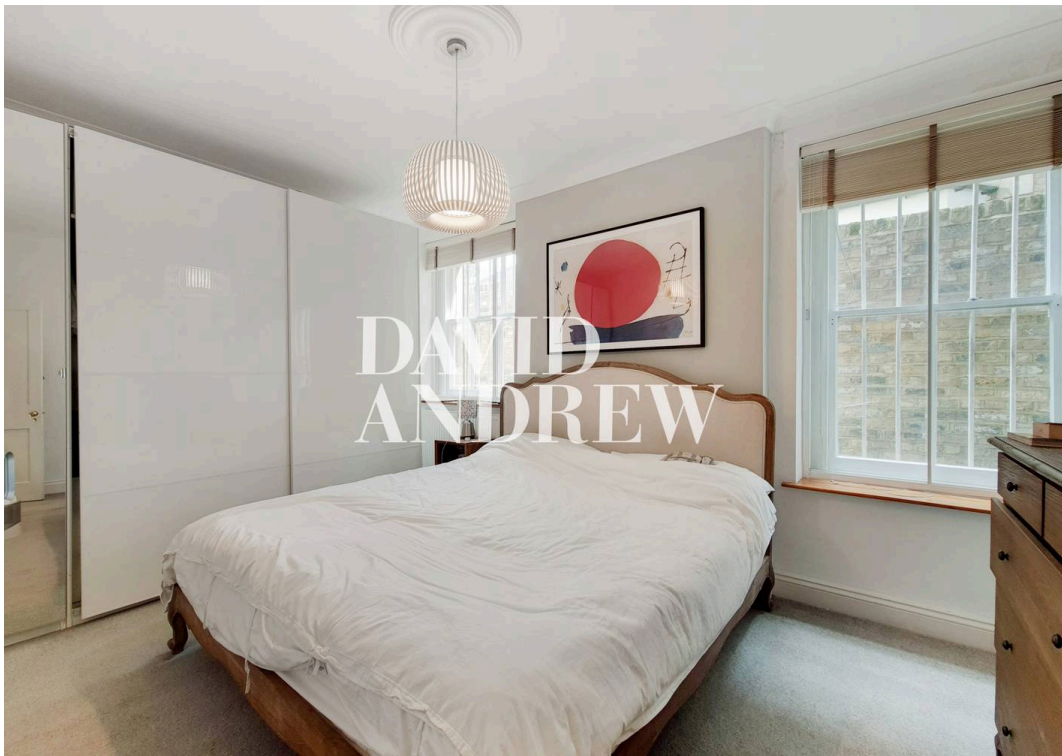
EPC Energy Efficiency Rating: D

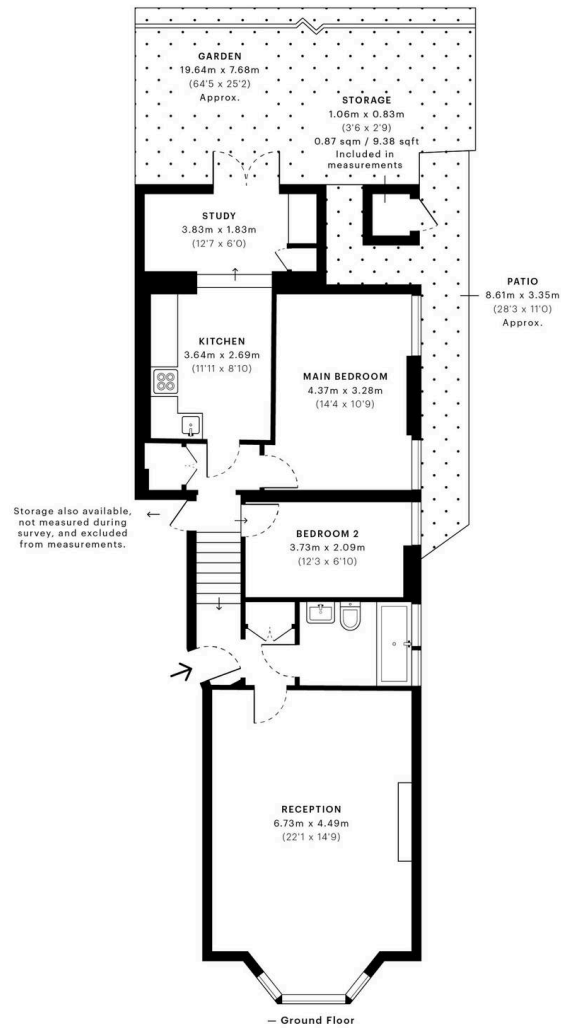
Property Tenure: Share of freehold

- Large Private Garden
- 908sq ft / 84.36 sq m
- Additional Study
- Two Double Bedrooms
- Beautiful Period Features
- Large Cellar For Storage
- Amazing Transport Links (Victoria & Piccadilly Lines)
- Great Location Close To Clissold Park, Woodberry Wetlands, Cafes, Restaurants









GROSS INTERNAL AREA (GIA)
The footprint of the property
84.36 sqm / 908.04 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features. Includes wheelchairs, restricted head height
77.57 sqm / 834.96 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.87 sqm / 9.36 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

scan to book a viewing



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 85.70 sqm / 922.47 sqft
IPMS 3C RESIDENTIAL 79.99 sqm / 861.01 sqft

SPEC ID: 62c84ff0eec1360dd94b7596

has been exercised in the of these particulars, about the property must not be on as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

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