



LOVE LIVING
HACKNEY



Shoreline 42 Newnton Close, London, N4 2GT

£950,000





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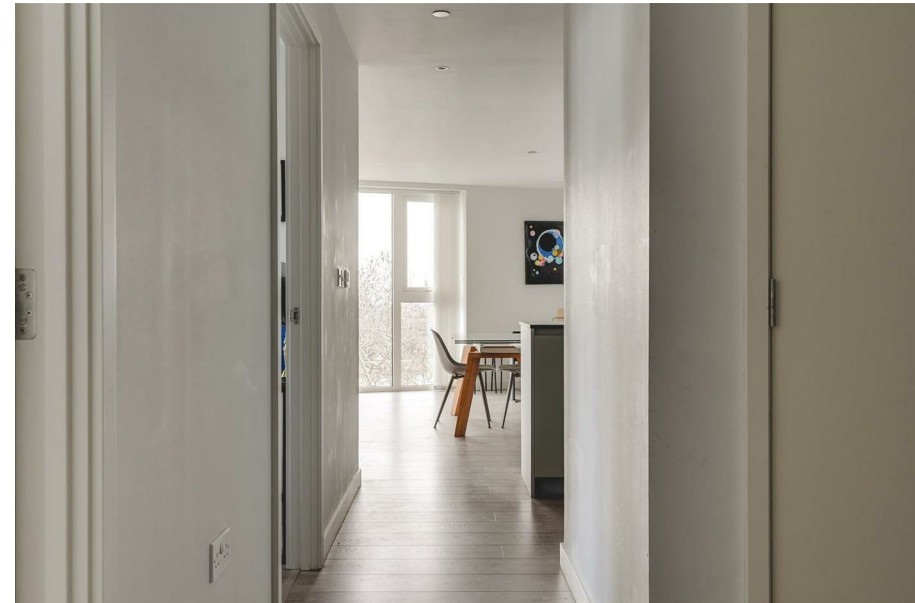
Shoreline 42 Newnton Close

London, N4 2GT

- Open plan living and kitchen area
- Prime location
- Underfloor heating
- The most amazing views over the city and beyond
- 24 hour concierge, gym pool & residents lounge
- Private balcony access
- Walking distance from Finsbury Park

The Home -

Based on the sixth floor, this three-bedroom apartment within the Shoreline Building is filled with an opulent flow of natural light, creating a bright environment with amazing views over the city and beyond. Set within the highly regarded Woodberry Down development, the property occupies an impressive waterfront setting. Manor House Station on the Piccadilly Line is an easy eight-minute walk, providing swift access to King's Cross St Pancras and Covent Garden, the centre of the West End in around 16 minutes. Finsbury Park Station further enhances connectivity to surrounding areas, including King's Cross and Moorgate, while nearby Stamford Hill Station, just moments from The Nature Collection, offers direct services to Liverpool Street in under 20 minutes.



The Indoors

Reached via passenger lift, the apartment opens into a generous central hallway, from which all rooms are neatly arranged. A built-in storage cupboard offers a convenient space for coats and footwear. To the right, the open-plan kitchen and living area unfolds, featuring full-height glazed doors that lead directly onto the balcony, creating a delightful space for taking in views across the canal and neighbouring rooftops. Engineered oak flooring runs throughout the space and is paired with underfloor heating, extending into the kitchen which is fitted with ample cabinetry and fully integrated appliances, including a dishwasher, fridge-freezer, and washing machine.

All three bedrooms are arranged along the western side of the layout, with two of them offering similar proportions. The main bedroom enjoys the benefit of a private en-suite with a walk-in shower, while the main bathroom is positioned nearby.

The Outdoors

From the living area, doors open onto a private balcony with space for planting and seating. The outlook is exceptional, with sweeping views across the Woodberry Wetlands and the surrounding neighbourhood.

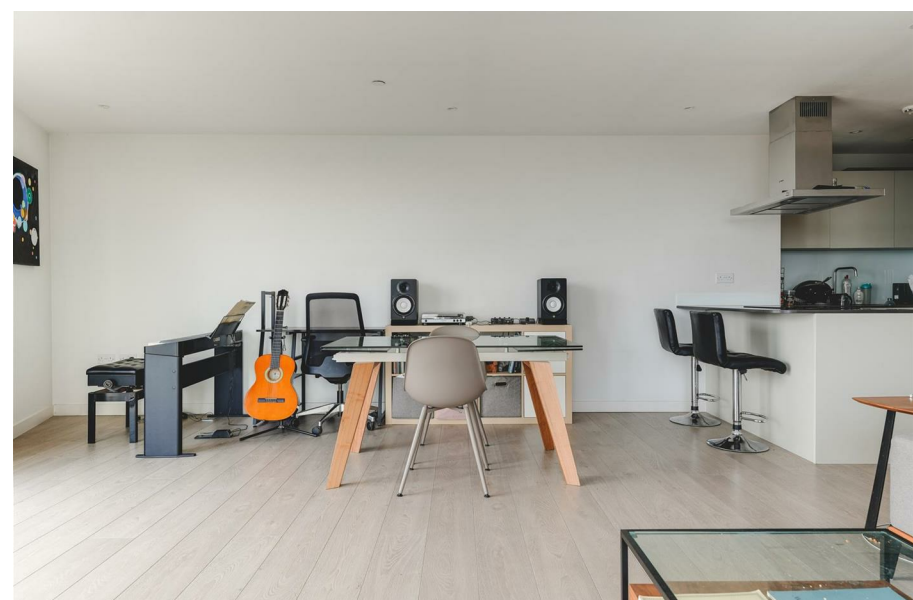
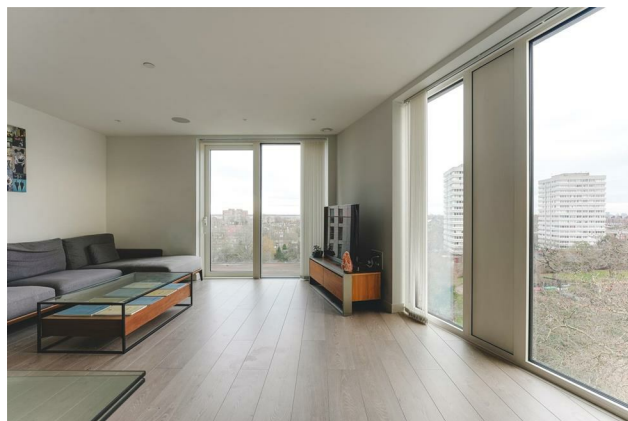
Loving The Location



Shoreline Building is conveniently positioned for all the amenities of Finsbury Park, Stroud Green and Stoke Newington, with exceptionally quick access to across London via Finsbury Park or Arsenal stations. A Picturehouse Cinema lies next to the station, as does an outpost of Gails. Stroud Green Road, with its wide array of restaurants and shops, is a short walk past Finsbury Park. Also close by is Fink's Salt and Sweet, a cafe and neighbourhood hub which is loved for its excellent coffee and sweet treats.

Clissold Park lies at the end of the street, less than a five-minute walk south. The park has vast expanses of open lawns and is home to an aviary, menagerie, ponds and tennis courts, along with a modern, sustainably designed pavilion. There is also a skate park, children's playground and paddling pool. Its eastern side is home to the Grade II-listed colonnaded Clissold Mansion, built in the 1790s for a local Quaker.

As far as green spaces are concerned, Finsbury Park itself lies less than 10 minutes' walk away, while the Parkland Walk, a disused railway line that has been transformed into a green pedestrian thoroughfare, runs all the way from Finsbury Park to Highgate. The beautiful Clissold Park is less than five minutes' walk away, and the nature reserve of Woodbury Wetlands, a haven for wildlife with 11 hectares of reed-fringed ponds and dykes, provides a verdant retreat within easy reach.





Floor Plans



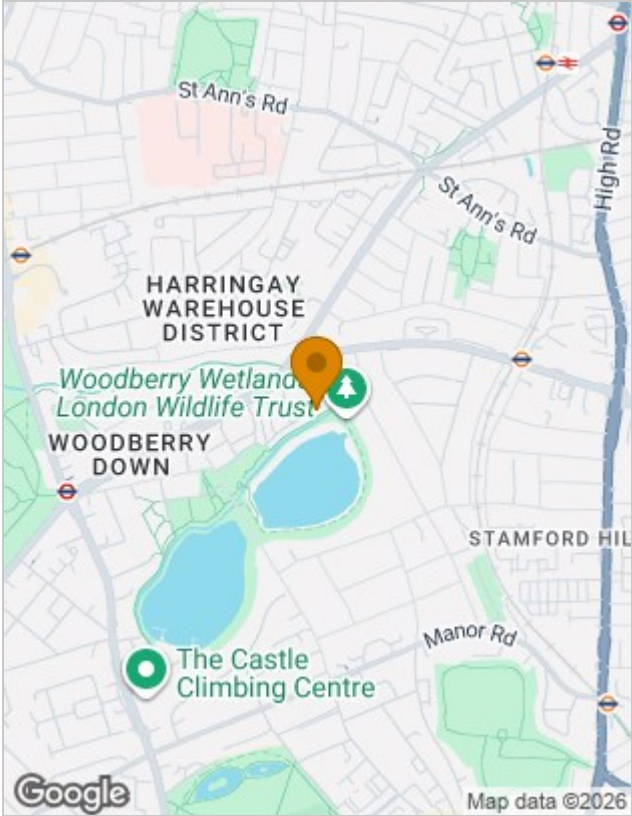
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

