







Green Lanes, , London, N16 9BT

- Two-bedroom first-floor apartment
- Approximately 628 sq ft (58 sq m)
- Bright, well-presented accommodation
- Modern bathroom with natural light
- Moments from Newington Green
- Impressive red-brick period mansion block
- Superb 25 ft open-plan kitchen and reception room
- Two well-proportioned bedrooms
- Communal rear garden
- Excellent local amenities and transport connections

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Price £485,000

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DESCRIPTION

Available to view by appointment only, this beautifully presented two double bedroom apartment occupies the first floor of the impressive red-brick Newington Green Mansions. Offering approximately 628 sq ft (58 sq m) of well-arranged accommodation, the property combines generous proportions with stylish contemporary finishes.

The centrepiece of the home is the superb 25 ft open-plan kitchen and reception room, a bright and inviting space with plenty of room for both dining and relaxing. The modern kitchen is fitted with sleek cabinetry, extensive work surfaces and integrated appliances, while herringbone-style flooring adds warmth and character throughout the living area.

There are two well-proportioned double bedrooms, including a spacious principal bedroom with a wide bank of windows, decorative cornicing and a ceiling rose. The second bedroom provides excellent flexibility as a guest room, nursery or home office. A modern, naturally lit bathroom completes the internal accommodation.

Residents also benefit from access to a communal garden at the rear, featuring mature greenery and seating areas.

Newington Green Mansions is situated on Green Lanes, moments from the independent cafés, restaurants, shops and amenities surrounding Newington Green. Clissold Park and Stoke Newington Church Street are also within easy reach. Transport connections include Canonbury, Dalston Kingsland and Dalston Junction Overground stations, together with numerous bus routes towards the City and West End.









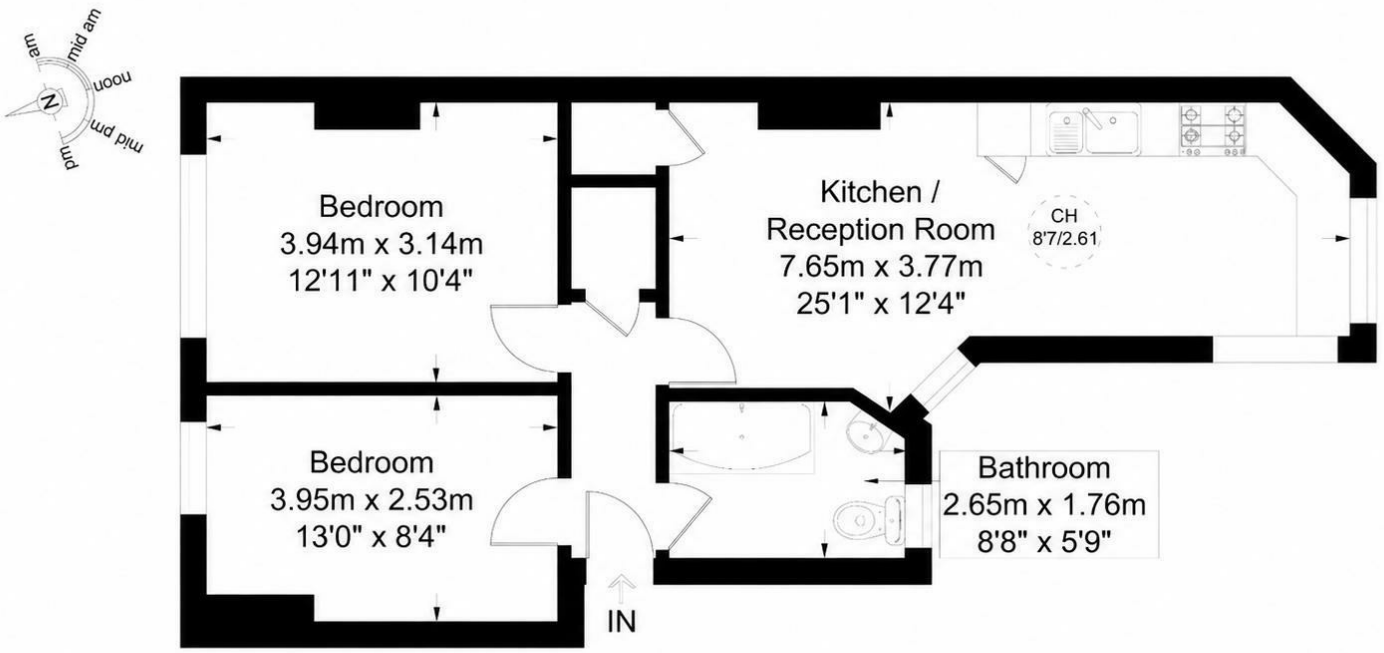








Newington Green Mansions, N16 **Approximate Gross Internal Area** = 628 sq ft / 58.3 sq m



First Floor

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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

Viewings

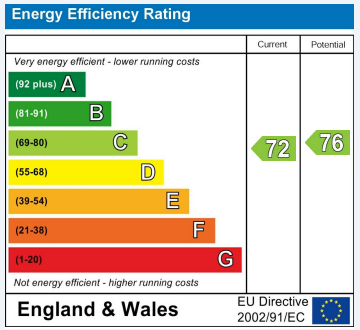
Please contact StokeNewington@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

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The Property Ombudsman

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