

hotblack desiato

ESTATE AGENTS

GREEN LANES, N16 9DB

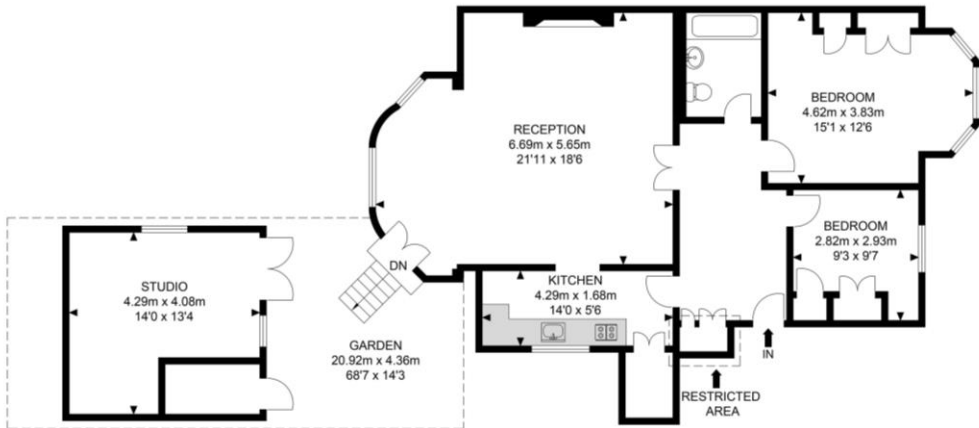
£900,000



This simply sumptuous raised ground floor apartment is offered for sale on the Highbury/ Stoke Newington borders. The quality of finish, and the standard of this accommodation has to be seen to be believed. There is a large garden, with an outhouse to the rear of the garden with power and light. All of the rooms are of good dimensions, and the location is fantastic for transport links to the City and beyond. Clissold Park is very close by, as is Stoke Newington Church Street with it's huge array of shops, delis and eateries. Canonbury station is very close by which gives very good access to to tube network as well as the City and most areas of London

- RAISED GROUND FLOOR GARDEN FLAT
- TWO BEDROOMS
- RECEPTION ROOM
- KITCHEN
- BATHROOM
- GARDEN
- Share of Freehold
- Service Charge: £1200 PA
- Council Tax: £1,582.07 (Band E)
- Approx. Sq Ft: 908 sq ft
- Rental Estimate: £TBC Per Week





Ground Floor

APPROX. GROSS INTERNAL FLOOR AREA 908.15 SQ FT / 84.37 SQM

APPROX. GROSS INTERNAL FLOOR AREA INC. RESTRICTED HEIGHT AREA 919.56 SQ FT / 85.43 SQM

APPROX. GROSS STUDIO FLOOR AREA 188.36 SQ FT / 17.50 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

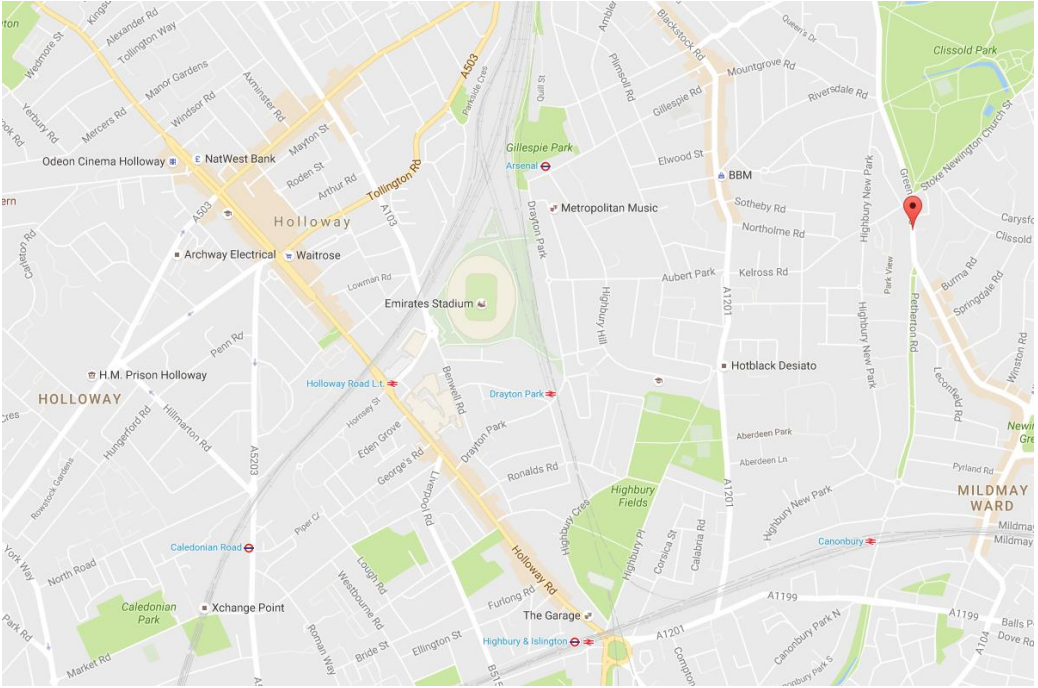
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Photography and Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81 - 91) B		
	(69 - 80) C		
	(55 - 68) D		
	(39 - 54) E		
	(21 - 38) F		
	(1 - 20) G		
Not energy efficient - higher running costs		76	78
England & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81 - 91) B		
	(69 - 80) C		
	(55 - 68) D		
	(39 - 54) E		
	(21 - 38) F		
	(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		73	74
England & Wales	EU Directive 2002/91/EC		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



TRANSPORT LINKS

Arsenal (Piccadilly) is an 18 minute walk away.

Canonbury (Overground to Highbury & Islington is 1 minute) is an 11 minute walk away.

Numerous buses run nearby including the 141 and 341.

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- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.