

# HUNTERS®

HERE TO GET *you* THERE

**Green Lanes, London, N16**

**Price £485,000**

**Property Images**



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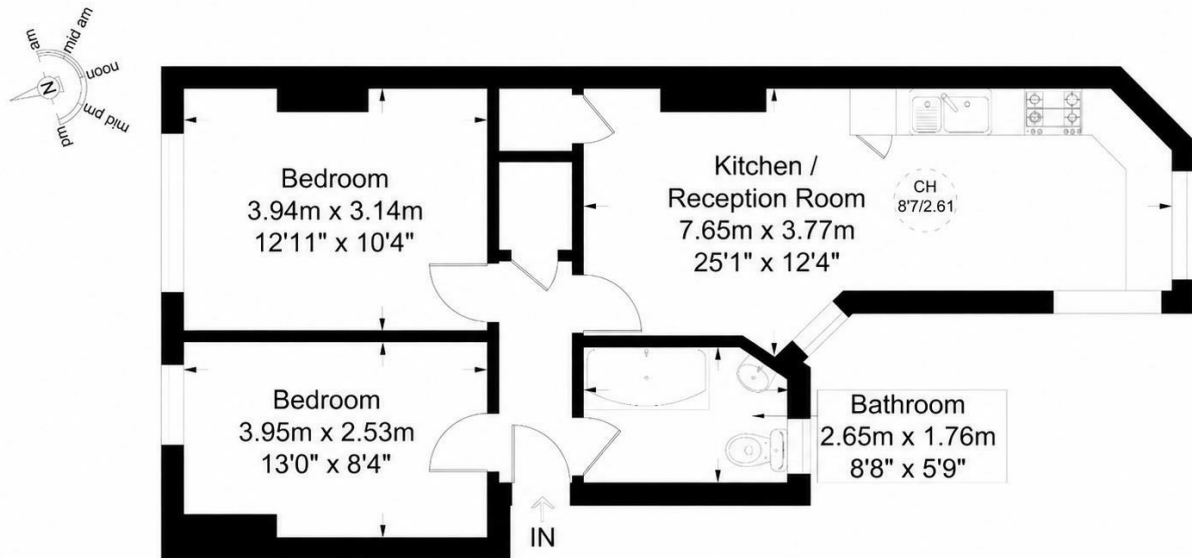
## Property Images



## Floorplan

**Newington Green Mansions, N16**

**Approximate Gross Internal Area = 628 sq ft / 58.3 sq m**



## First Floor



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.

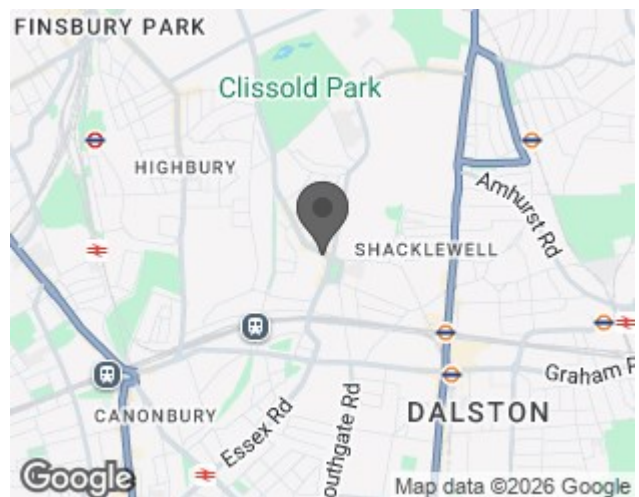


Certified  
Property  
Measurer

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Map



## Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

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.

## Features

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