



## Green Lanes, London, N16

- Chain free
- Second floor
- Excellent condition throughout
- Close to transport link
- One bedroom apartment
- Balcony
- Underfloor heating throughout
- Close to Clissold Park

Price £465,000

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HERE TO GET *you* THERE

# Green Lanes, London, N16

## DESCRIPTION

Available chain free and situated on the Stoke Newington/Highbury borders, this stunning one bedroom apartment boasts approx. 610 sq. ft. (56 sqm.) of luxury accommodation, under-floor heating throughout, high end fixtures and fittings and private balcony.

Available to view by appointment only the property is located on the second floor (with lift access) and comprises, large open plan kitchen/reception room, master bedroom with built in wardrobes, modern bathroom, ample storage and a private balcony. the property further benefits from additional separate storage and bicycle storage.

Green Lanes is a centrally located street only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, a short walk from Highbury Barn and the stunning Clissold Park.

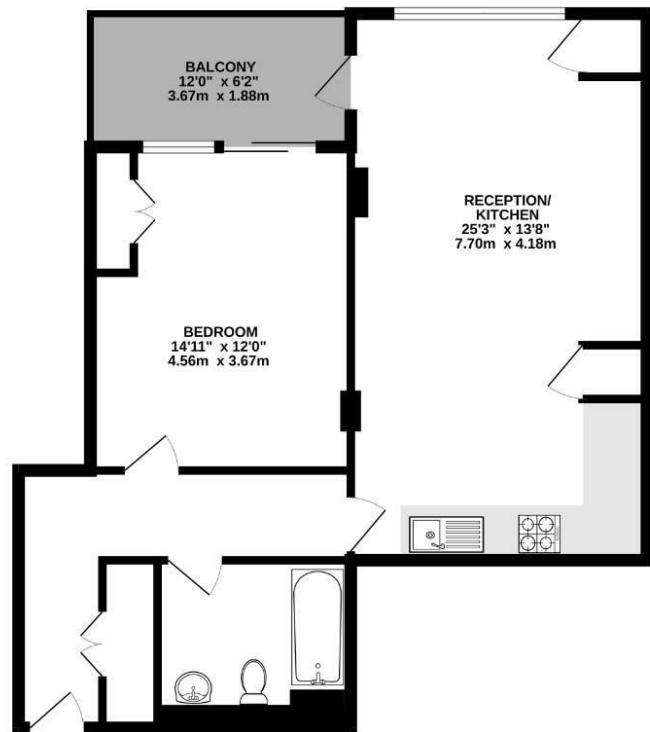
Transport links include, Canonbury Station (Overground), Highbury & Islington Station (Overground & Victoria Line) and a variety of bus routes into The City and West End.





## SECOND FLOOR

610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

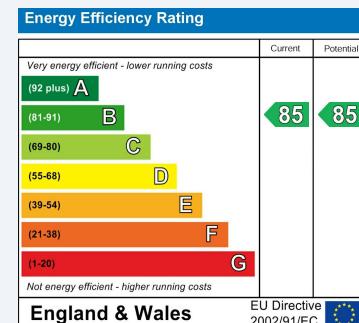
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.