

# Castles



ASKING PRICE

**£475,000 Leasehold**  
**Green Lanes**

London, N16 9BN

# Castles

## PROPERTY SUMMARY

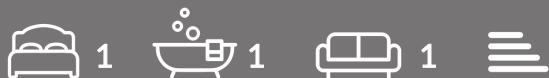
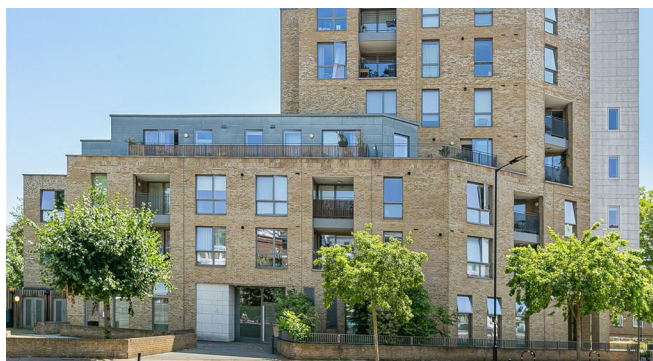
Castle is delighted to offer this exceptionally bright and spacious fourth-floor one-bedroom apartment, extending to approximately 635 sq ft, set within a modern development in the heart of Stoke Newington.

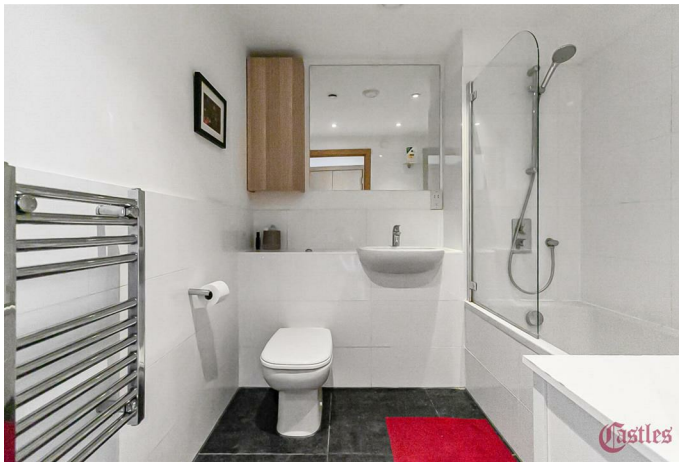
Beautifully presented throughout, the apartment offers generous and well-designed living space, enjoying an abundance of natural light and lovely open views, particularly from its private balcony. The spacious open-plan reception room provides an ideal space for relaxing and entertaining and is complemented by a contemporary fitted kitchen with a range of integrated appliances.

The property further benefits from a generously sized double bedroom with ample space for storage, together with a stylish modern bathroom finished to a high standard. Situated on the fourth floor, the apartment is served by a lift, providing convenient access.

Perfectly positioned, the apartment is just moments from the green open spaces of Clissold Park and within easy reach of Canonbury Station, providing excellent transport links into the City and beyond. Stoke Newington Church Street and the surrounding area offer an excellent selection of independent cafés, restaurants, bars, boutiques and everyday amenities, creating a vibrant village atmosphere.

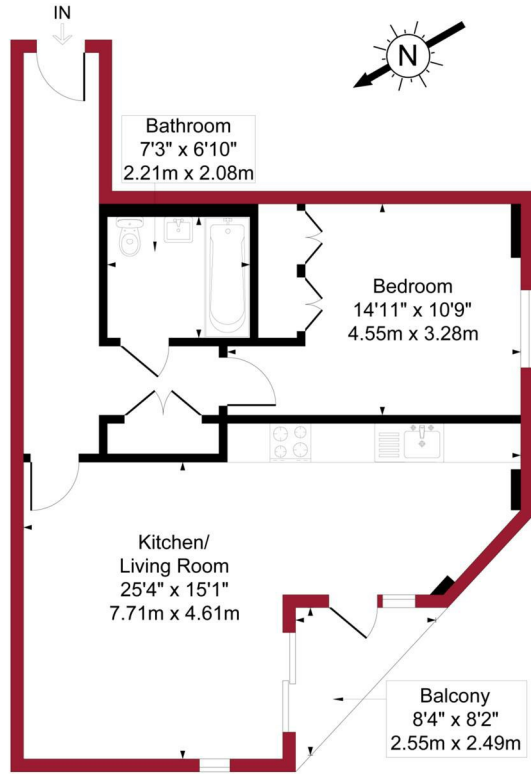
Offered to the market chain free, this superb apartment would make an ideal first-time purchase, pied-à-terre or buy-to-let investment, combining contemporary living with an outstanding location in one of North London's most desirable neighbourhoods. Early viewing is highly recommended.





Green Lanes, London, N16

Approximate Gross Internal Area = 635 sq ft / 59.0 sq m



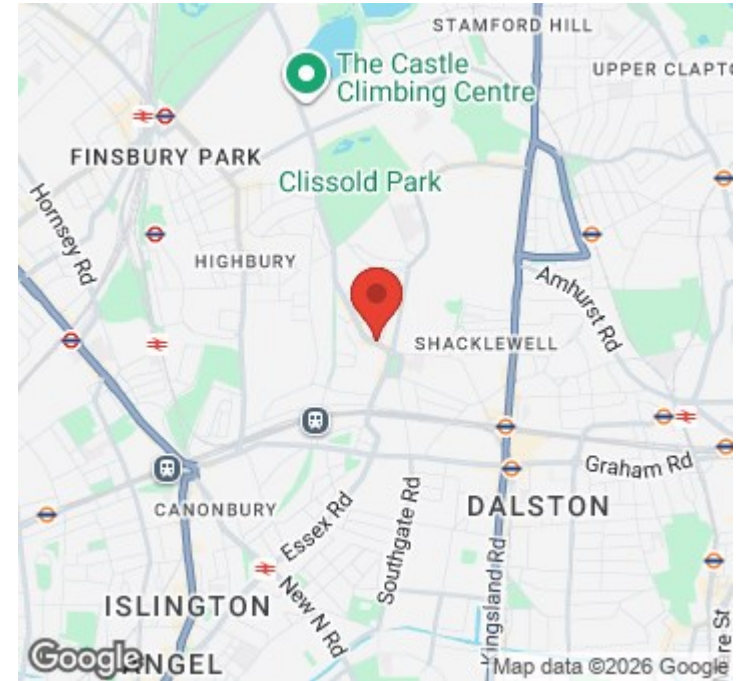
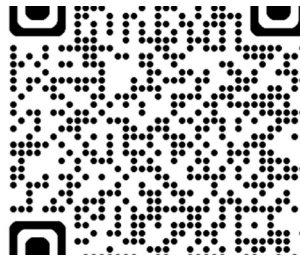
Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For a guide to the area please scan this code for more information



Flat

Leasehold

**Council:**

**Council Tax Band: C**

**Lease Remaining: 113 Years**

**Service Charge: TBC**

**Ground Rent: TBC**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

44 Lower Clapton Road  
Hackney  
London  
E5 0RN

**OFFICE DETAILS**

020 8985 0106  
hackney@castles.london  
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (ph1)	A		
81 (ph1)	B		
69 (ph1)	C		
55 (ph1)	D		
39 (ph1)	E		
21 (ph1)	F		
1 (ph1)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	