



Green Lanes, N4 2EY

In Excess of **£750,000**

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ANDREW**

your
most
valuable
asset

Green Lanes, N4 2EY

Spanning an impressive 84.36 sq m / 908 sq ft, this exceptional two-bedroom garden flat is set within a beautiful period conversion, moments from Clissold Park. Finished to a high standard throughout, the property effortlessly blends contemporary style with period charm, featuring a stunning bay-front a reception room with a fireplace, and a spacious, kitchen diner complete with a study. Both bedrooms are well-proportioned, complemented by wood flooring, and a cellar providing excellent storage. To the rear, a section of private patio garden.

Ideally located on Green Lanes, the property is within easy reach of the independent boutiques, cafés, and restaurants of Stoke Newington and Highbury. The green open spaces of Clissold Park and the picturesque Woodberry Wetlands are close by, while superb transport connections, including the Victoria and Piccadilly lines, ensure swift access across London.

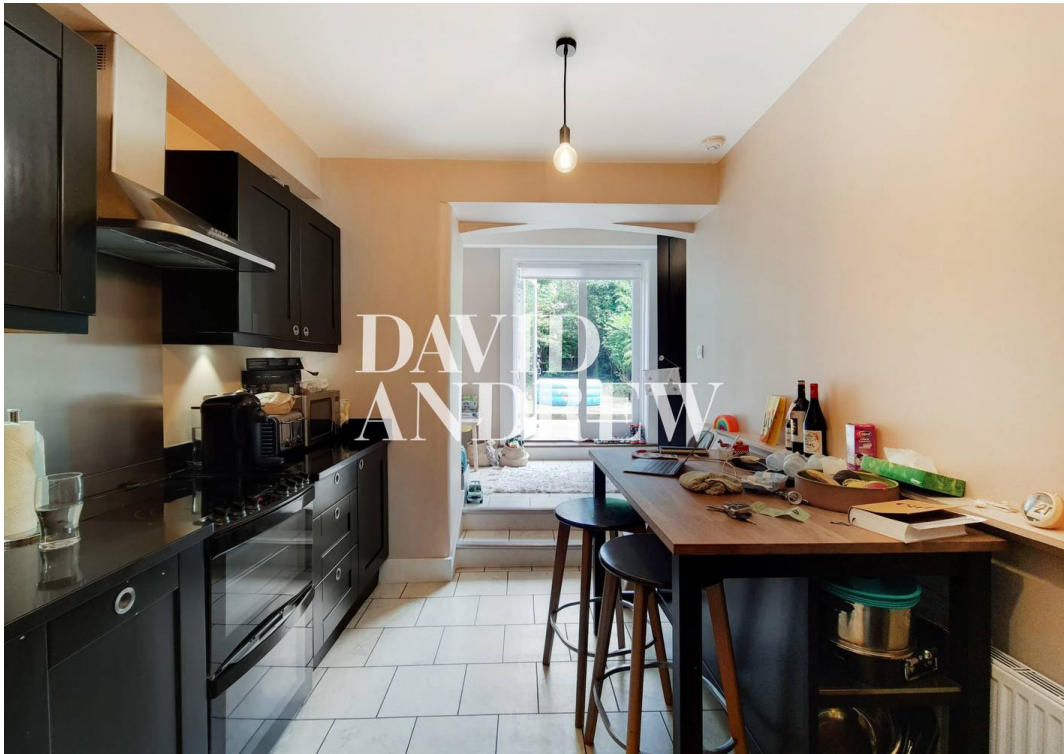
Council Tax band: D

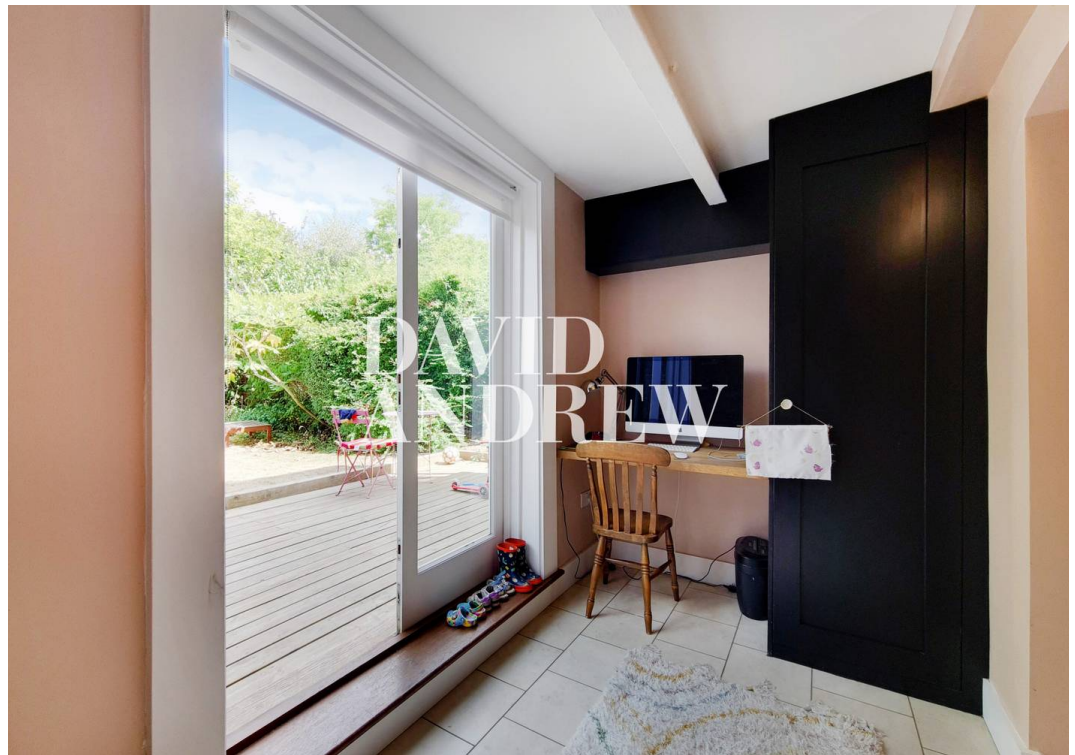
EPC Energy Efficiency Rating: D

Property Tenure: Share of freehold

- Section Of Private Garden
- 908sq ft / 84.36 sq m
- Additional Study
- Two Double Bedrooms
- Beautiful Period Features
- Large Cellar For Storage
- Amazing Transport Links (Victoria & Piccadilly Lines)
- Great Location Close To Clissold Park, Woodberry Wetlands, Cafes, Restaurants









Green Lanes, N4

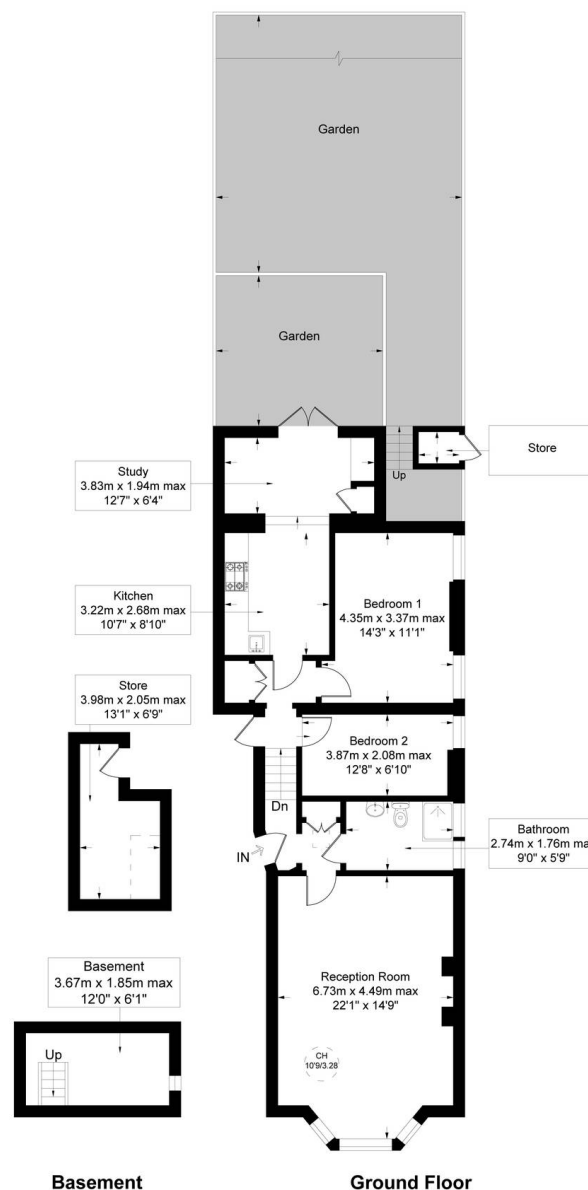
Approximate Gross Internal Area = 980 sq ft / 91.0 sq m

Store = 80 sq ft / 7.4 sq m

Total = 1060 sq ft / 98.4 sq m

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Basement

Ground Floor

scan to book
a viewing



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.



has been exercised in the preparation of these particulars, about the property must not be taken as representations of fact. Prospective applicants should rely upon their own and those of professional advisers. David Andrew Estates liability for any error contained in these particulars.

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