



FLAT 25, GREEN LANES, LONDON, N16
£450,000 LEASEHOLD

**MODERN FIFTH FLOOR APARTMENT WITH PRIVATE BALCONY
 NEAR NEWINGTON GREEN & CLISSOLD PARK, N16**

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

An exceptionally bright and stylish fifth-floor double bedroom apartment in this contemporary development, offering 563 sq. ft of beautifully configured living space, a private balcony with elevated skyline views, and a prime position, moments from Newington Green.

The heart of the home is an expansive, dual-aspect open-plan reception room, kitchen, and dining area. Wrapped in floor-to-ceiling glazing, the room is flooded with daylight and offers plenty of room for both relaxing and working from home.

Sliding doors lead directly out to a sheltered private balcony, creating a seamless indoor-outdoor flow with impressive views across the rooftops. The kitchen itself is sleek and well-equipped with integrated appliances and ample worktop space.

Set off the main entrance hallway—which includes built-in utility storage—is a large double bedroom complete with custom fitted wardrobes. The contemporary bathroom features a clean white suite, chrome fittings, and a full-size bath with shower.

Residents also enjoy lift access to all floors, video entry security, and immaculately kept common parts. Positioned at 132 Green Lanes, the apartment sits right on the border of Newington Green and Stoke Newington. You are seconds from local favourites including Perilla, Jolene, and Yield, alongside the independent shops and eateries of Newington Green's central square. A short stroll leads to Clissold Park and the bustling boutiques, pubs, and restaurants of Church Street. Transport connections are outstanding, with quick Overground connections from Canonbury and Dalston stations, plus frequent direct buses to Highbury & Islington, the City, and the West End right on the doorstep.

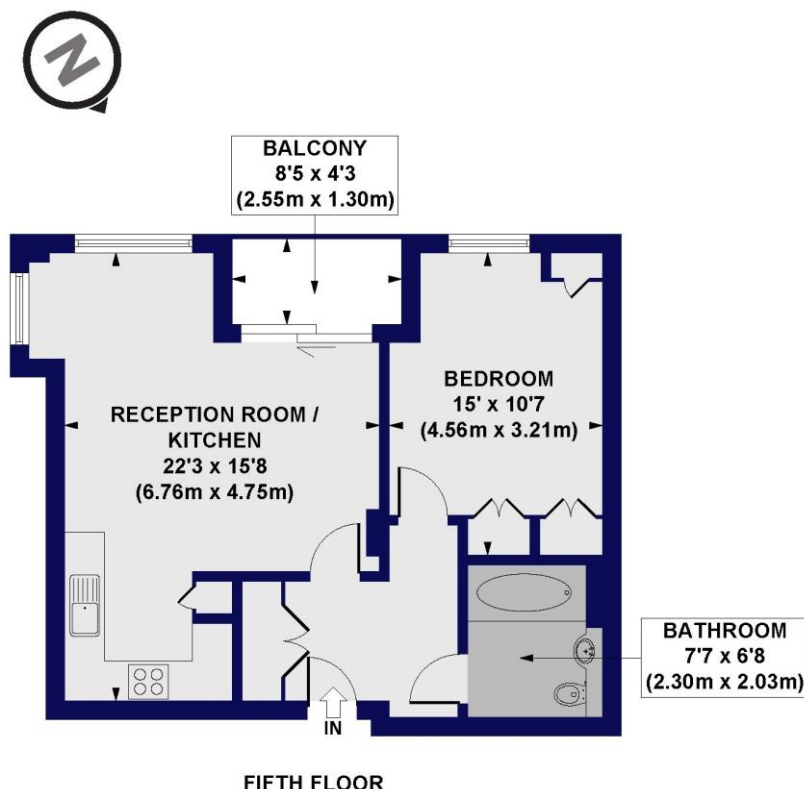
*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries. *

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Green Lanes, N16
Approx. Gross Internal Floor Area 563 sq. ft / 52.26 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Tenure: Leasehold

Term: 112 year and 8 months (Subject to change)

Service Charge: £2500 per annum (approx.)

Ground Rent: £ 400 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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