



NEWINGTON APARTMENTS, NEWINGTON GREEN, LONDON, N16
£475,000 LEASEHOLD

**STUNNING 1 BEDROOM APARTMENT WITH
ACCESS TO A PRIVATE, FULLY DECKED PATIO**

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DESCRIPTION:

This stunning one-bedroom apartment is located on the ground floor of a secure, modern building in N16. Spanning an impressive 561 sq ft, the property has been tastefully decorated by the current owners. The accommodation features a spacious open-plan living room and kitchen with ample space for dining. The generously sized double bedroom, located at the rear of the building, includes a cleverly designed built-in wardrobe and opens onto a large, fully decked patio. The apartment also offers a contemporary family bathroom and benefits from a long lease.

Aden Grove, just off Green Lanes, is ideally situated for an extensive range of local amenities. Newington Green offers a variety of cafes, restaurants, and shops, known for its village-like atmosphere. Similarly, Stoke Newington's Church Street boasts a wide selection of shops, delis, and eateries. The open green spaces of Clissold Park are nearby, providing a perfect escape. Transport links are excellent, with Canonbury Overground station and multiple bus routes offering easy access to the City, Angel, and the West End.

Service Charge = Approximately £2,000 pa including communal heating, maintenance and hot water.

Ground Rent = £150pa

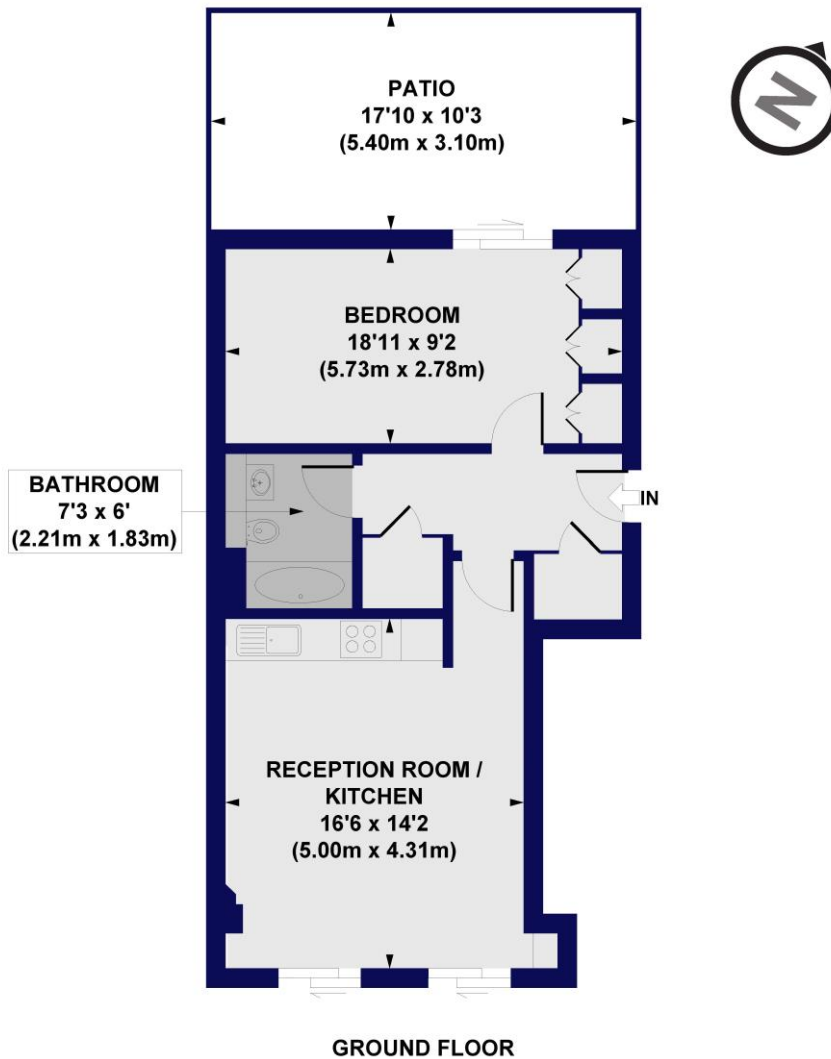
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Newington Apartments, Aden Grove, N16
Approx. Gross Internal Floor Area 561 sq. ft / 52.12 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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