



**FLAT 32, HYTHE HOUSE, GREEN LANES WALK, LONDON, N4**  
**£450,000 LEASEHOLD**

**AN INCREDIBLY BRIGHT ONE BEDROOM FLAT  
SITUATED ON THE TOP FLOOR OF THIS  
POPULAR MODERN DEVELOPMENT IN N4.**

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## DESCRIPTION:

An incredibly bright one bedroom flat situated on the top floor of this popular modern development in N4. A large wrap around balcony, offers a panoramic view of London, finished with the highest standard of décor throughout.

Hythe House is situated with close proximity to the local pubs, restaurants and boutique shops of vibrant Stoke Newington Church Street and the excellent leisure facilities of the Castle Climbing Centre and sailing club at the reservoir. The nearest transport links are at Manor House Tube and Finsbury Park station with its underground (Piccadilly and Victoria lines) and National Railway providing easy access to the City and the West End. The property is also well located for access to the open spaces of Finsbury Park, Clissold Park and the Woodberry Wetlands nature and wildlife reserve.

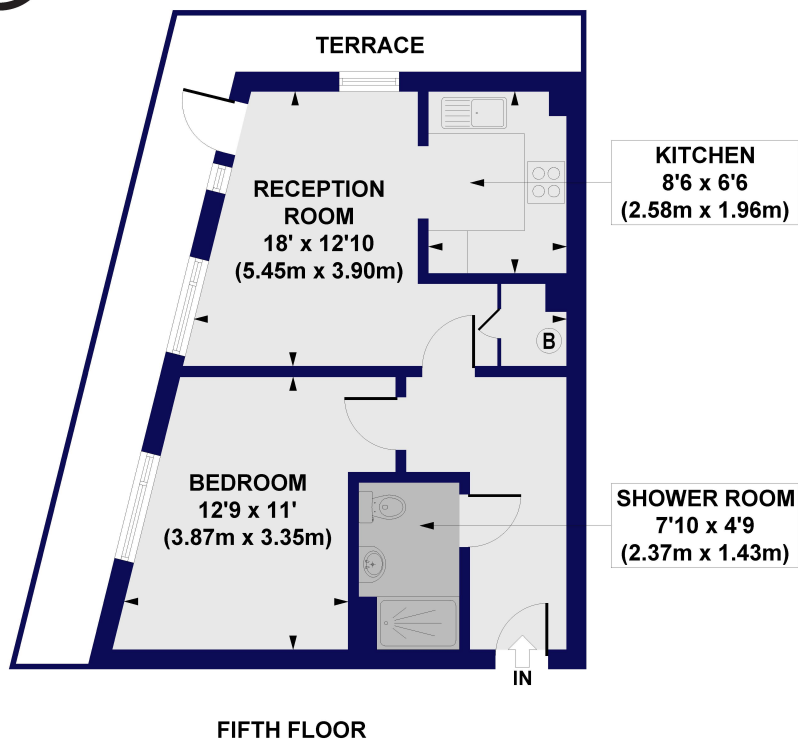
\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore

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**Hythe House, Green Lanes Walk, N4**  
 Approx. Gross Internal Floor Area 466 sq. ft / 43.28 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) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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