



**HOLLAND HOUSE, NEWINGTON GREEN, LONDON, N16**  
**£500,000 LEASEHOLD**

**A TWO DOUBLE BEDROOM, 631 SQ FT FLAT ON  
NEWINGTON GREEN, WITH LIFT ACCESS AND  
SECURE UNDERGROUND PARKING**

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#### **DESCRIPTION:**

This large two bedroom flat is set within a well presented development in Newington Green, N16. Standing at 631 sq ft, the open-plan living area seamlessly flows into a modern and well-equipped kitchen, while the large windows flood the property with natural lighting. Two generous sized double bedrooms and a family bathroom follow through the hallway alongside fitted storage cupboards. Access is provided via a secure entry-fob system.

The property also benefits from a large balcony, lift access and secure underground parking.

Newington Green is a vibrant and sought-after neighbourhood well known for its village atmosphere, offering an abundance of eclectic shops, pubs and eateries. The popular Stoke Newington Church Street is also a short distance away, alongside the beautiful green spaces of Clissold Park, known for it's wild deer and sports facilities.

Plenty of transport links serve the area, with the closest stations being Canonbury Overground, providing direct access to Liverpool Street and Stratford. Several bus routes provide access to Islington, Kings Cross and Central London.

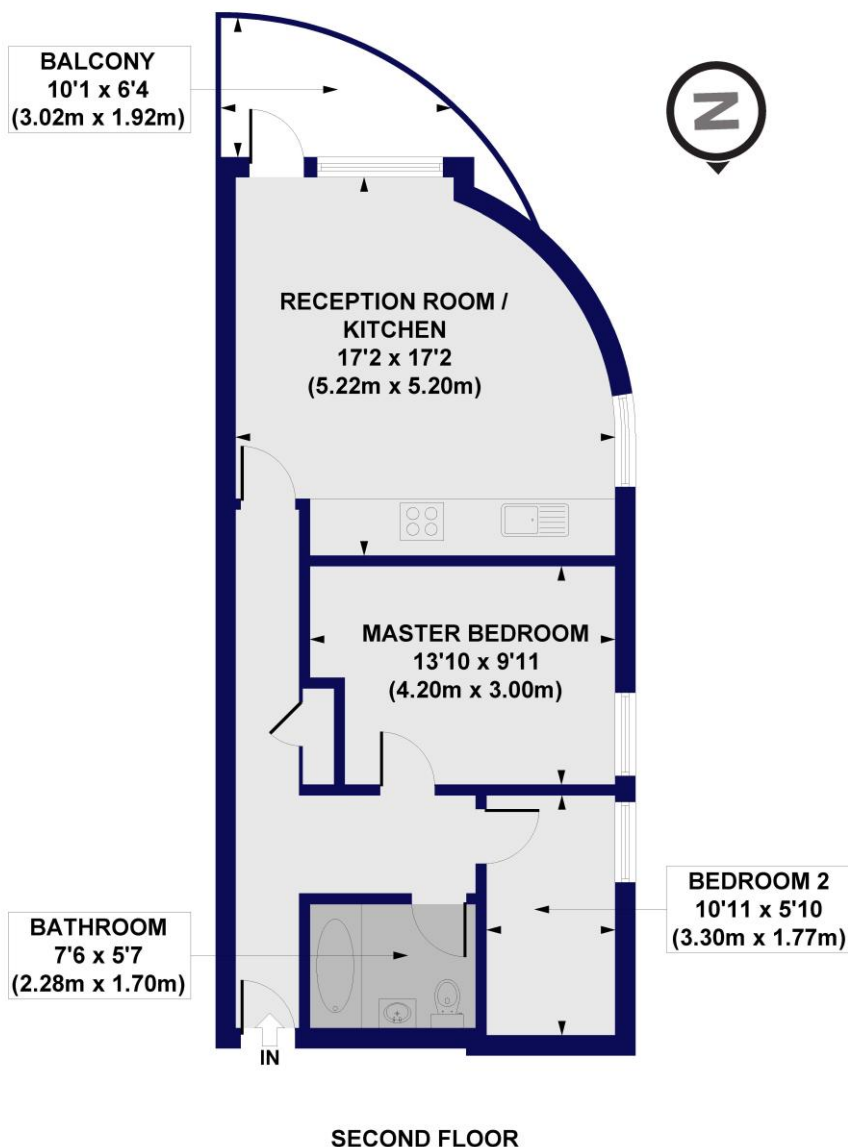
\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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**Holland House, Newington Green, N16**  
 Approx. Gross Internal Floor Area 631 sq. ft / 58.58 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.



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>			
(69-80) <b>C</b>		81	81
(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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