



**NEWINGTON GREEN ROAD, LONDON, ISLINGTON, N1**  
**£825,000 SHARE OF FREEHOLD**

## **A STUNNING TWO BEDROOM GARDEN FLAT MOMENTS FROM NEWINGTON GREEN**

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## DESCRIPTION:

Positioned on the upper ground and lower ground floors is this stunning two bedroom property in N1. The flat boasts well-proportioned rooms throughout and is flooded with natural light. Accommodation includes two double bedrooms on the lower ground level, alongside an additional study and W/C. The private East-facing garden is accessed via this floor, which has been cleverly designed. Positioned on the raised ground floor, the open plan kitchen reception room makes the perfect entertaining space. The kitchen has been tastefully renovated, this level has wonderful period features such as high ceilings, wooden floors and large sash windows. The property is completed with a contemporary-style family bathroom and is being sold with a share of the freehold.

Newington Green Road offers a wide array of cafes and restaurants and is well known for its selection of local shops and village atmosphere. The green spaces of Clissold park are just a short distance away and transport across London is made easy from Canonbury over ground as well as numerous bus routes providing routes to the City, Angel and West End.

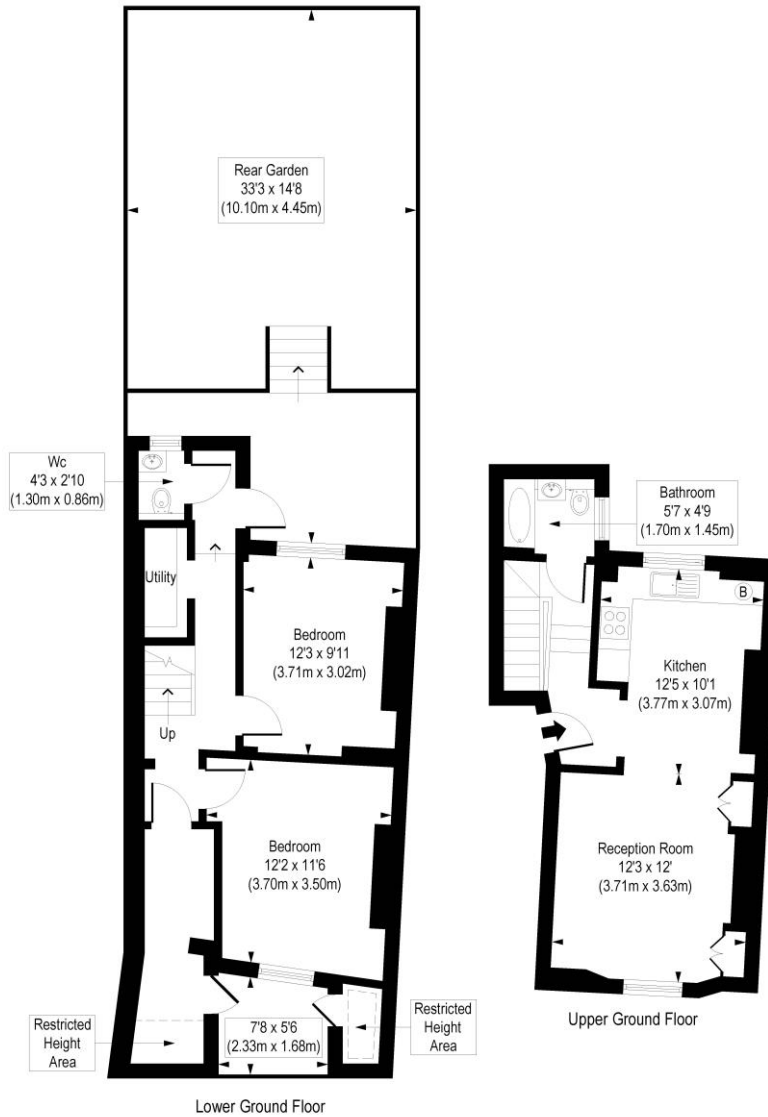
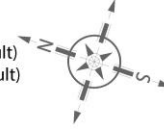
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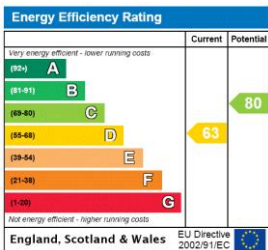
# Newington Green Road, N1

Approx. Gross Internal Floor Area 856 sq. ft / 79.5 sq. m (Including Restricted Height Area & Vault)  
 Approx. Gross Internal Floor Area 816 sq. ft / 74.8 sq. m (Excluding Restricted Height Area & Vault)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.



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