



**NEWINGTON GREEN ROAD, LONDON, N1**  
**£1,335,000 FREEHOLD**

# A FANTASTIC THREE BEDROOM END OF TERRACE HOUSE MOMENTS FROM NEWINGTON GREEN

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## DESCRIPTION:

A charming, three bedroom end of terrace house located moments from the hustle and bustle of Newington Green. Spanning almost 1,470sqft the property is flooded with natural light and boasts well-proportioned rooms throughout. Accommodation includes three double bedrooms with all benefitting from inbuilt storage, a family bathroom including a separate bathtub and an additional W/C. On the first floor you will find another reception room which could also be utilized as a work from home office. The double reception room is positioned on the lower ground level, the large eat in kitchen is to the rear which then leads out to an amazing, split level garden. Furthermore, the property is offered to the market on a chain free basis.

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 Overground as well as numerous bus routes providing routes to the City, Angel and West End.

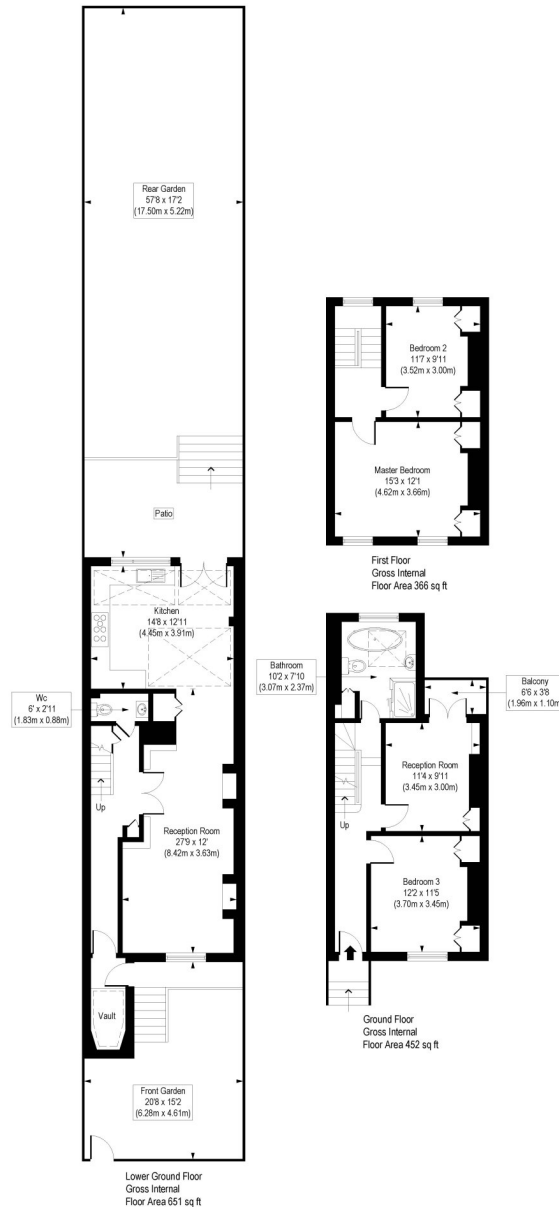
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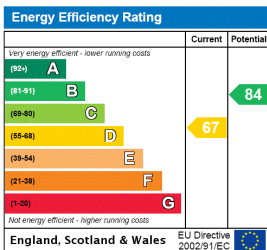
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Approx. Gross Internal Floor Area 1470 sq. ft / 136.56 sq. m (Including Vault)  
 Approx. Gross Internal Floor Area 1447 sq. ft / 134.40 sq. m (Excluding Vault)



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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