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accessible
friendly dependable
responsive transparent*

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Newington Green, London N16
£475,000 FOR SALE

Flat

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PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

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Newington Green, London N16

£475,000

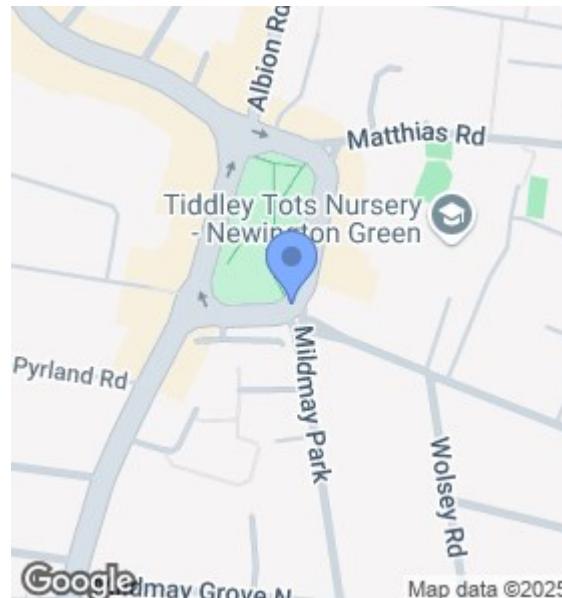
Description

At close to 668 sq. ft., this stylish two bedroom apartment offers excellent proportions and comes complete with a private balcony. A perfect first home, this contemporary apartment is just a stone's throw from vibrant Newington Green and its fantastic mix of independent shops, bars and eateries.

Spread across the first floor of a popular modern block on Newington Green, the property comprises; spacious bedroom with ample space for wardrobes, a large and neatly tiled bathroom room, plus a generous open-plan bespoke kitchen/living room, offering plenty of space to cook, dine and entertain. The reception room also offers access out to a private balcony, too, which captures the morning and midday sun, making an ideal sun-trap in the Spring and Summer months.

Key Features

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	D
Council Tax	



Floorplan

Holland House, N16

Approx. Gross Internal Area 668 Sq Ft - 62.03 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
ipaplus.com

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England & Wales		
EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.