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Newington Green Road, London, N1 4RP  
Asking Price £450,000

PUBLIC NOTICE

Address: Flat 33, John Kennedy Court, Newington Green Road London, N1 4RP

We are acting in the sale of the above property and have received an offer of £435,000.

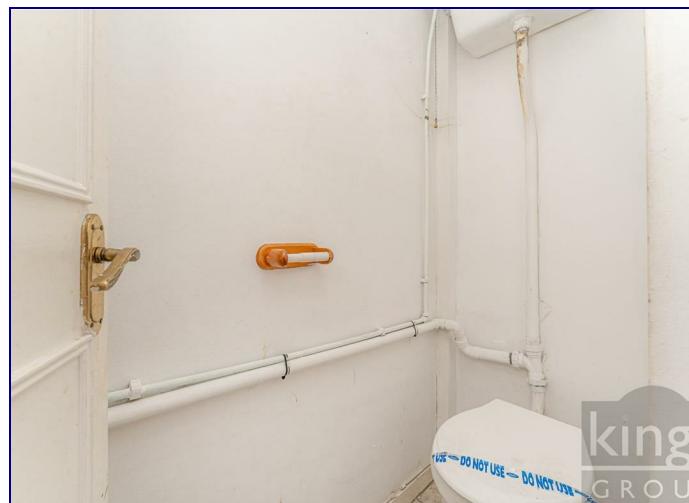
Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D

Nestled on Newington Green Road in the vibrant heart of London, this charming split-level flat offers a delightful blend of comfort and convenience. Spanning an impressive 861 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking ample living space.

Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The flat boasts a well-appointed bathroom, ensuring all your needs are met. Built in 1965, this property combines classic design with modern living, providing a warm and inviting atmosphere.

One of the standout features of this flat is its proximity to the Canonbury Overground station, making commuting around London a breeze. Additionally, you will find yourself just moments away from the picturesque Newington Green, a lovely area to relax and unwind, surrounded by local cafes and shops.



## Locality

Located in the heart of Newington Green, John Kennedy Court enjoys a vibrant and well-connected neighbourhood that blends community charm with urban convenience. The area is known for its leafy green space at Newington Green itself, surrounded by independent cafés, artisan bakeries, restaurants, and boutique shops that give it a lively, village-like atmosphere. Just a short walk away, Clissold Park offers open green space, a café, and family-friendly amenities, while nearby Stoke Newington adds further character with its mix of historic buildings, markets, and cultural venues. Transport links are excellent, with Canonbury Overground station only five minutes away, providing fast connections to the City, Shoreditch, and Highbury & Islington. The area is popular with professionals and creatives, offering a socially diverse, culturally rich environment, along with strong community spirit and a growing reputation as one of London's most desirable residential pockets.

## Tenure & Council Tax

Tenure: Leasehold

Lease Length: 82 Years Remaining

Service Charge: Ask Agent

Ground Rent: £10

Council Tax Band: D

Annual Council Tax Estimate: £1,953

Flood Risk:

Rivers & Seas: Very Low

Surface Water: Low

## Hallway

### 2'11" x 12'5" (0.89 x 3.81)

Single radiator and laminate flooring.

## Ground Floor WC

### 2'6" x 5'4" (0.77 x 1.63)

Double glazed window to side aspect, single radiator, tiled flooring, hand wash basin with mixer tap and high level flush w/c.

## Reception

### 12'7" x 14'11" (3.85 x 4.57)

Double glazed window to rear aspect, double gas radiator, laminate flooring, TV aerial point and power points.

## Kitchen

### 8'10" x 9'10" (2.71 x 3.02)

Double glazed window to front aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top work surfaces, freestanding cooker with gas oven and hob, extractor fan, sink with double drainer unit, space for fridge freezer, plumbing for washing machine and power points.

## First Floor Landing

### 5'3" x 10'1" (1.61 x 3.08)

Laminate flooring.

## First Floor Bathroom

### 5'1" x 6'6" (1.55 x 2.00)

Double glazed window to front aspect, tiled flooring and part tiled walls, single radiator, panel enclosed bath with mixer tap and shower cubicle with thermostatically controlled shower.

## Bedroom One

### 10'4" x 12'8" (3.17 x 3.87)

Double glazed window to front aspect, laminate flooring, double gas radiator and power points.

## Bedroom Two

### 8'7" x 12'8" (2.64 x 3.87)

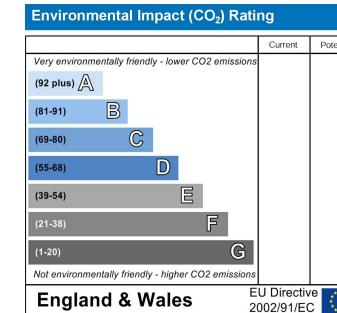
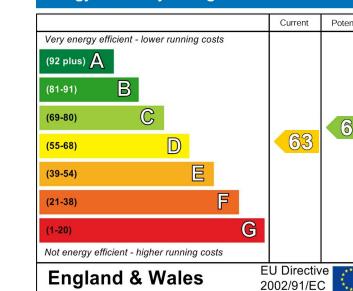
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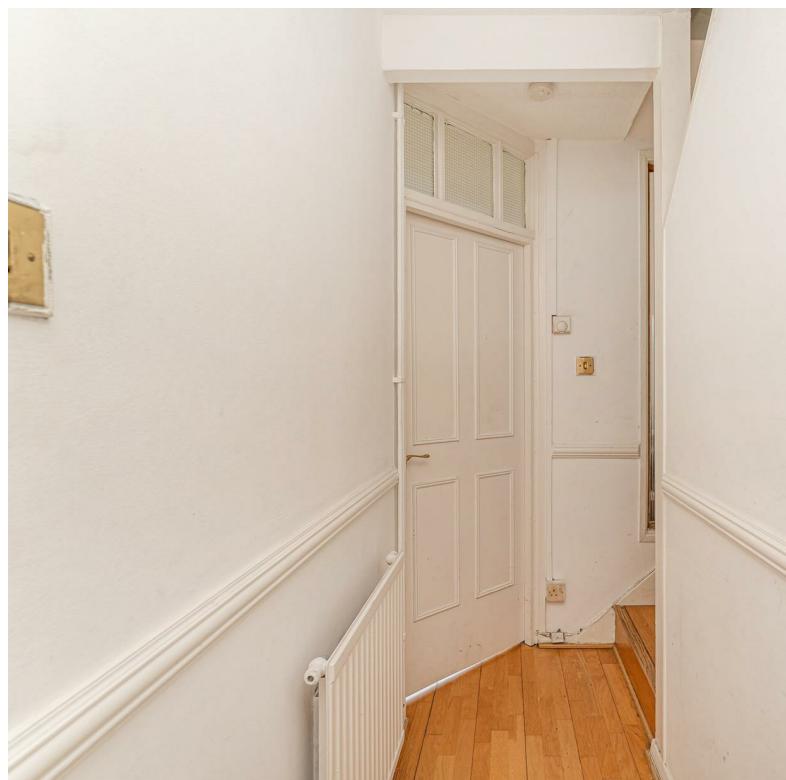
## Bedroom Three

### 6'11" x 9'10" (2.12 x 3.00)

Double glazed window to rear aspect, laminate flooring, double gas radiator and power points.

## Energy Efficiency Rating





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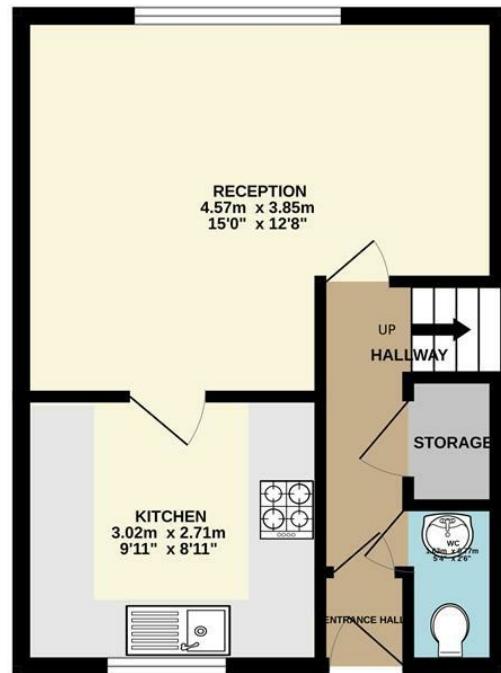
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GROUND FLOOR  
31.0 sq.m. (334 sq.ft.) approx.

1ST FLOOR  
30.0 sq.m. (323 sq.ft.) approx.



TOTAL FLOOR AREA: 61.0 sq.m. (657 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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