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248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

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

Address: 33 John Kennedy Court

We are acting in the sale of the above property and have received an offer.

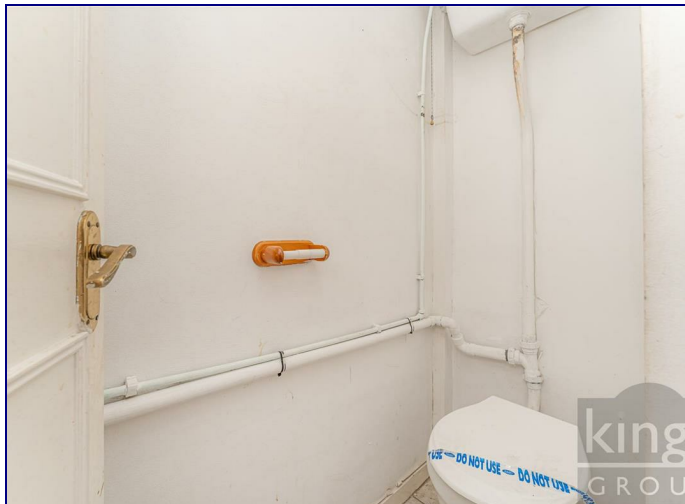
Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period,

the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 10/01/26

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.



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

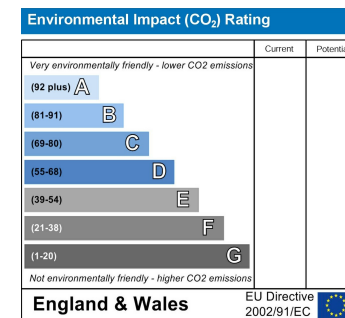
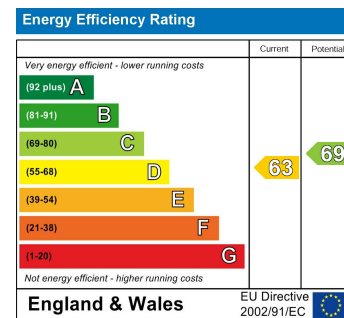
8'7" x 12'8" (2.64 x 3.87)

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

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.

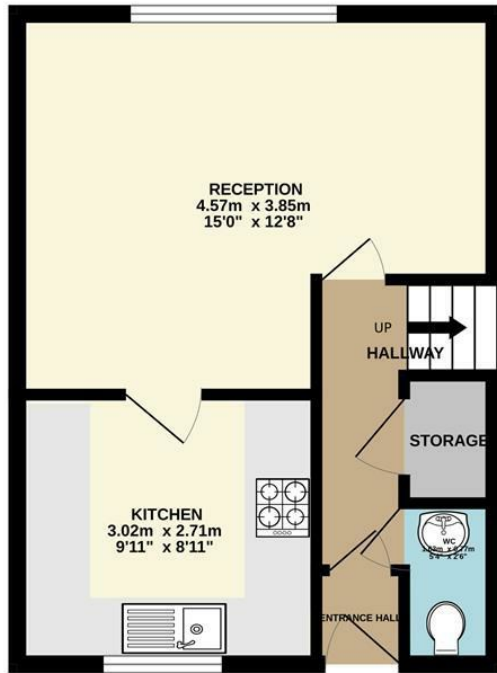




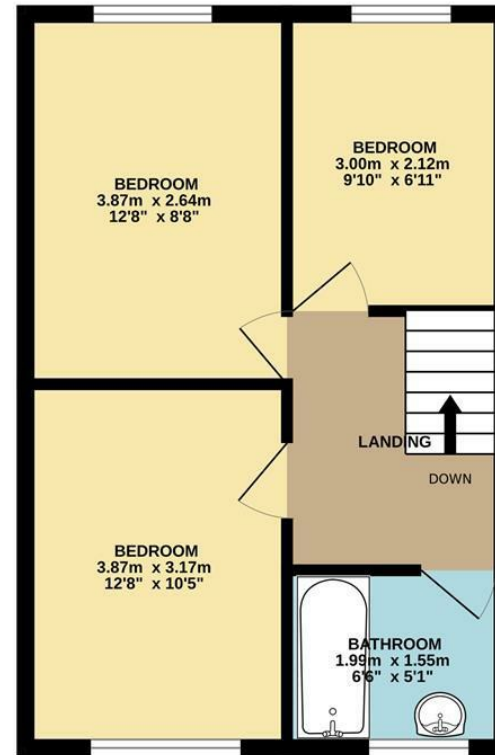


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GROUND FLOOR
31.0 sq.m. (334 sq.ft.) approx.



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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