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39 - 40 Grand Parade
Haringey N4 1AQ
Tel: 0208 802 5800

Green Lanes, London, N4 2NX
Asking Price £400,000

Two bedroom apartment located in a very sought out part of Haringey. The Flat is on the second floor and consists of a very good sized family reception, 2 spacious rooms a family bathroom and kitchen. The property also comes with allocated parking as well as its own private balcony.

The property is located within a short walk of both Manor House and Finsbury Park stations, each offering excellent access across London. There are numerous shops, bars, restaurants and amenities nearby, with the stunning green open spaces of Finsbury Park and Woodberry Wetlands just a short walk away.

viewing is highly recommended

Reception Room
10'10 x 14'02 (3.30m x 4.32m)

Window to side aspect, double radiator, television point, power point, tiled flooring.

Kitchen
10'09 x 8'01 (3.28m x 2.46m)

Window to front aspect, range of wall and base unit, stainless steel sink unit, double drainer, plumbed for washing machine, space for fridge freezer, space for cooker, gas oven, gas hob, extractor fan, integrated extractor fan, single radiator, telephone point, power point, tiled flooring.

W/C
6'06 x 2'06 (1.98m x 0.76m)

Window to front aspect, low level WC, extractor fan.

Bedroom One
9'05 x 13'05 (2.87m x 4.09m)

Window to side aspect, fitted wardrobes, single radiator, television point, power point, gas heater, laminated wood style flooring.

Bedroom Two
14'01 x 8'02 (4.29m x 2.49m)

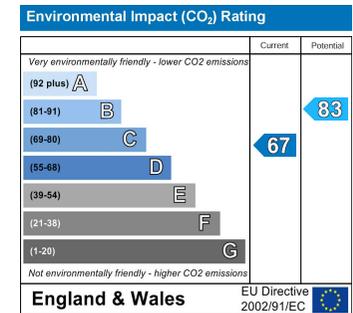
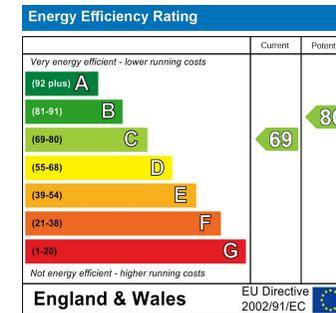
Window to front aspect, fitted wardrobes, single radiator, television point, power point, gas heater, laminated wood style flooring.

Bathroom
6'07 x 4'07 (2.01m x 1.40m)

Window to front aspect, part tiled walls, panel enclosed bath, shower attached within bath, wall mounted wash basin, extractor fan, towel rail WC.

Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



GROUND FLOOR



TOTAL FLOOR AREA - 61.58 sq. m. (662.84 sq. ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, weights and any other facts 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 equipment shown have not been tested and no guarantee is given for their operability or efficiency at the time shown.
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