



LAKE HOUSE, GREEN LANES WALK, LONDON, N4
£400,000 LEASEHOLD

**A SPACIOUS, ONE DOUBLE BEDROOM
APARTMENT WITH BALCONY NEXT TO THE
RESERVOIR.**

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DESCRIPTION:

A bright, one double bedroom apartment positioned across the first floor of this modern development in N4. Standing at 618 sqft, the property offers wonderfully spacious rooms throughout and is offered to the market on a chain free basis. Accommodation comprises of a sizeable, dual aspect reception room opening out into a fully equipped kitchen creating the ideal entertaining space. The larger than average bedroom overlooks the peaceful, tree lined walkway, while a contemporary bathroom is positioned in the middle of the apartment. The property is completed with an excellent sized, west facing balcony accessible from the reception room.

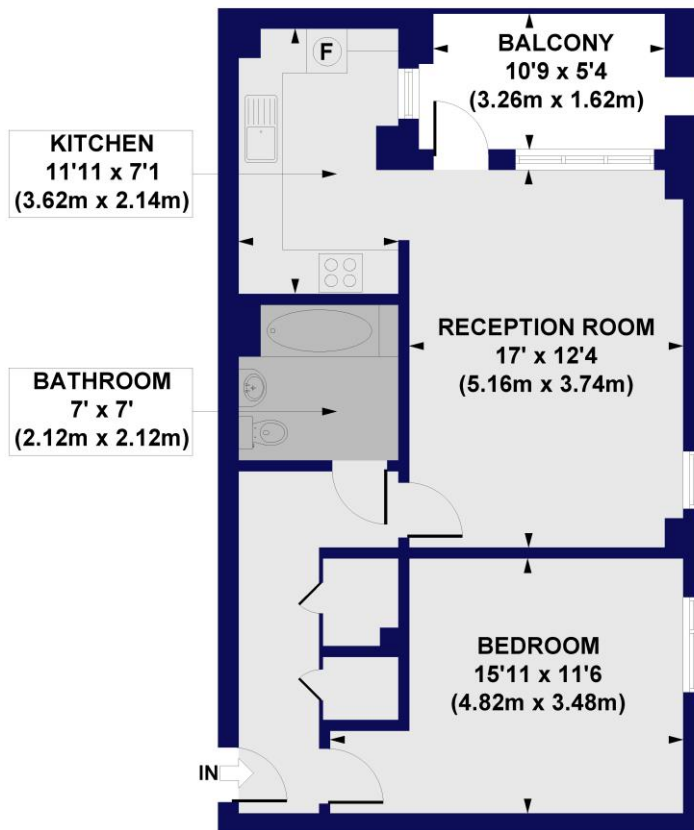
Lake House is situated with close proximity to the local pubs, restaurants and boutique shops of vibrant Stoke Newington Church Street and the excellent leisure facilities of the Castle Climbing Centre and sailing club at the reservoir. The nearest transport links are at Manor House Tube and Finsbury Park station with its underground (Piccadilly and Victoria lines) and National Railway providing easy access to the City and the West End. The property is also well located for access to the open spaces of Finsbury Park, Clissold Park and the Woodberry Wetlands nature and wildlife reserve.

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Lake House, Green Lanes Walk, N4
Approx. Gross Internal Floor Area 618 sq. ft / 57.50 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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