



2 Clissold Court, Greenway Close, London, N4 2EZ

Beautifully light and immaculately presented three bedroom ground floor flat within this much admired Art Deco block located by Clissold Park

Offers In Excess Of £750,000 Leasehold

- 2/3 Bedrooms
- Council Tax Band: D
- EPC Rating: D
- Super, south facing reception
- Large entrance hall

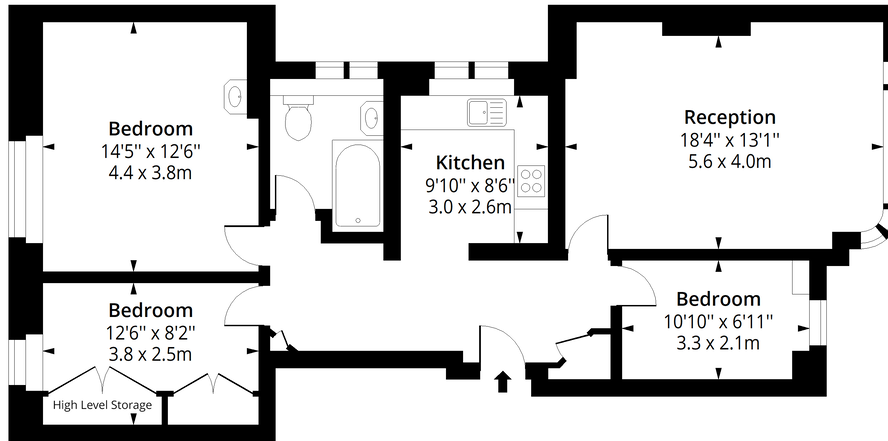
A super flat with attractive accommodation in excess of 900 square feet arranged on the ground floor of this much admired 1930's built, Art Deco block located just by Clissold Park. The flat offers great light with a lovely, south facing reception room with curved Crittall windows which overlook the communal gardens and park beyond. The room also has polished wood veneer flooring and a tiled working fireplace of the era (real flame gas). A well equipped kitchen off a large entrance hall, two bedrooms plus a third bedroom or workroom and lastly a beautifully appointed bathroom. The location could not be more convenient with the vibrancy of Stoke Newington Church Street a short walk across Clissold Park and excellent shopping and transport facilities at Finsbury Park. Many regular bus services connect to both the City and Central London and there is also a handy Sainsbury supermarket on Green Lanes. Remaining leasehold of 139 years with no ground rent. The current service charge is £3406 per annum.



Julian Reid
51 Stoke Newington Church Street London N16 0AR
jreid@julianreid.co.uk Fax: 020 7923 8651
+44 (0) 20 7923 8650

Clissold Court, N4

Approx. Gross Internal Area 916 Sq Ft - 85.10 Sq M



Ground Floor

Floor Area 916 Sq Ft - 85.10 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 the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lplus.com

Date: 7/3/2025

Important notice: Julian Reid, their clients and any joint agents give notice that: **1:** They are not authorized to make or give representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Julian Reid have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

J352 Ravensworth 01670 713330

