

Julian  
**Reid**

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

Super light and spacious 2/3 bedroom flat on the top floor of this much admired Art Deco block with south facing balcony and views directly across Clissold Park to St. Mary's Church

[julianreid.co.uk](http://julianreid.co.uk)

**Guide Price £750,000**  
**Long Leasehold**

- **2/3 Bedrooms**
- **Council Tax Band: D**
- **EPC Rating: D**
- **Beautifully presented**
- **Views across Clissold Park**

Super and well-proportioned 2/3 bedroom flat arranged on the top (second) floor of this much admired Art Deco block. The location is wonderful being set within nicely tended communal gardens and with direct views across Clissold Park and views onto St Mary's church spire. The accommodation is beautifully presented with excellent natural light. A generous reception hall and large living room with French doors opening onto a south facing balcony which overlooks the park. Originally a third bedroom but now open to the living space is a good sized study. The kitchen is fitted and very well equipped and just behind is a nicely appointed bathroom. To the rear are two further bedrooms which overlook the communal gardens to the rear. Greenway Close is located close to many bus routes and Manor House, Finsbury Park and Arsenal underground stations are easily accessible. Further vibrant mix of shops, bars and restaurants on Stoke Newington Church Street are just a ten minute stroll across Clissold Park. The Lease is 140 unexpired and current Service Charge is £2560 per annum and the ground rent is peppercorn.

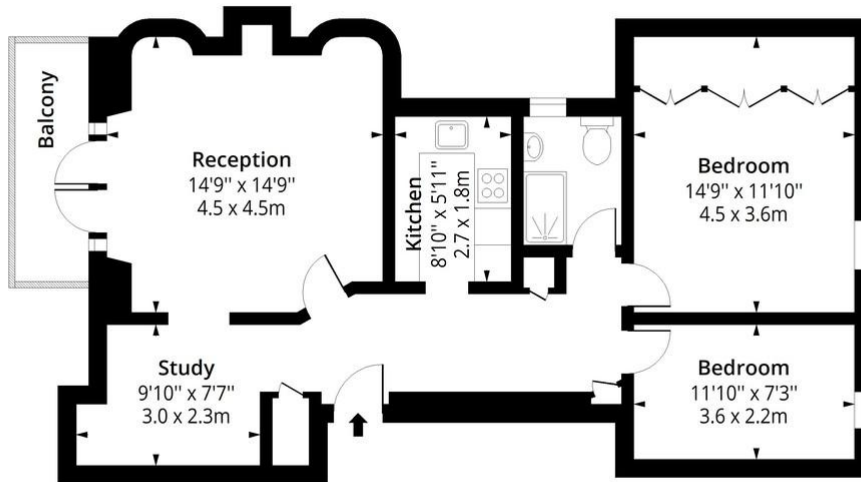


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## Clissold Close, N4

Approx. Gross Internal Area 784 Sq Ft - 72.83 Sq M

Approx. Gross Balcony Area 50 Sq Ft - 4.65 Sq M



### Second Floor

Floor Area 784 Sq Ft - 72.83 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.

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Date: 30/7/2025

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