



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

## GREEN LANES HARRINGAY



£500,000 FOR SALE

REF: 2541210

### 2 Bed, Conversion Apartment, Permit Parking

Amazing Location - 850 sq ft / 79 sq m - Permit Parking - Two Double Bedrooms - No Chain - Spacious And Bright

A gorgeous two bedroom apartment on the lively Green Lanes. Benefiting from Permit Parking and offered Chain Free. This spacious property is flooded with natural light and has an amazing modern finish, while retaining some stunning period features, including original wood flooring, wonderful sash windows and fireplaces in the reception and main bedroom. It measures 79 sq m and comprises a large, bright reception; two generous double bedrooms; a family bathroom; and a lovely dine-in fitted kitc... [continued below](#)

**Train/Tube** - Harringay Green Lanes, Harringay, Manor House, Hornsey

**Local Authority/Council Tax** - Haringey

**Tenure** - Leasehold

**ludlow**thompson



# GREEN LANES HARRINGAY



Reception



Reception



Kitchen



Kitchen



Kitchen



Bedroom 1



# GREEN LANES HARRINGAY



Bedroom 1



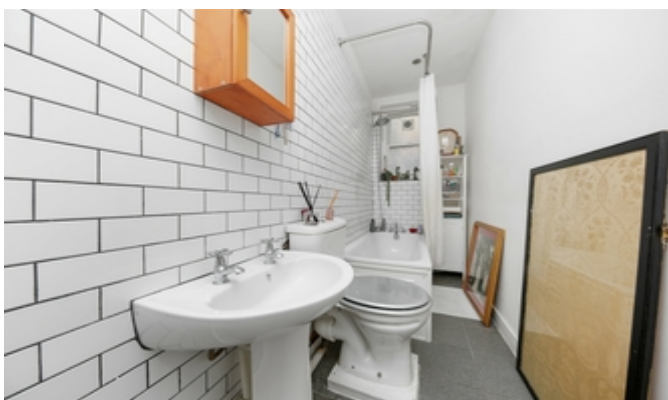
Hall



Bedroom 2



Bedroom 2



Bathroom



Exterior





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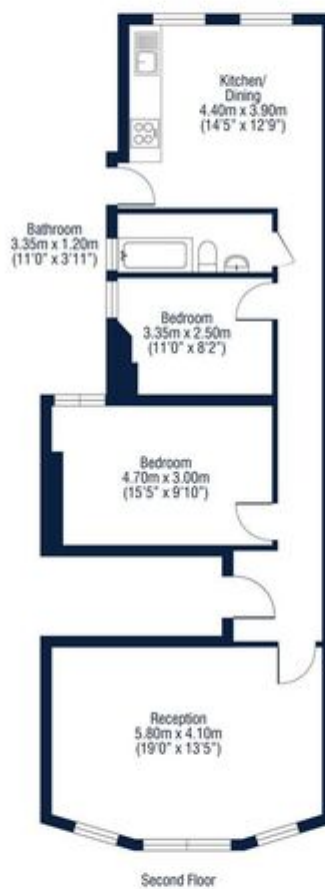
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## Grand Parade, England, N4

Approx. Gross Internal Area = 79.0sqm / 850.3sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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This spacious property is flooded with natural light and has an amazing modern finish, while retaining some stunning period features, including original wood flooring, wonderful sash windows and fireplaces in the reception and main bedroom. It measures 79 sq m and comprises a large, bright reception; two generous double bedrooms; a family bathroom; and a lovely dine-in fitted kitchen at the far end of the hallway, which boasts a gorgeous brick wall feature and huge sash windows.

Harringay Green Lanes overground is only a 3 minutes' walk away and Harringay BR station (Great Northern) is 6 minutes. Green Lanes is lined with various local shops, restaurants, cafes, supermarkets, pubs and bars, and bus links taking you directly into the heart of the City! It also leads up to nearby green spaces like Ducketts Common, Green Gate Common and Railway Fields nature reserve. There is another plethora of amenities at and around Arena Shopping Park, which is ideal for shopping lovers or a day out with friends, and is only a 5 minute stroll away. Viewings are highly recommended, please call 0207 704 5777 to arrange.

### Tenure Details

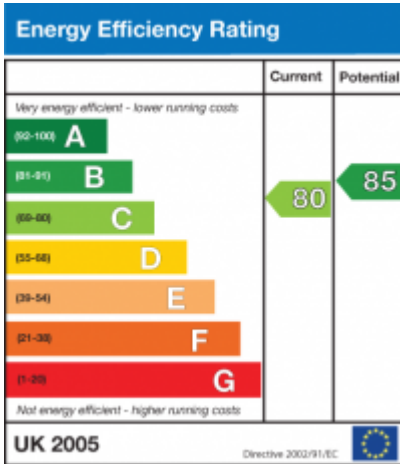
Tenure - Leasehold

Lease Length - years

Ground Rent - £50 per year



# GREEN LANES HARRINGAY

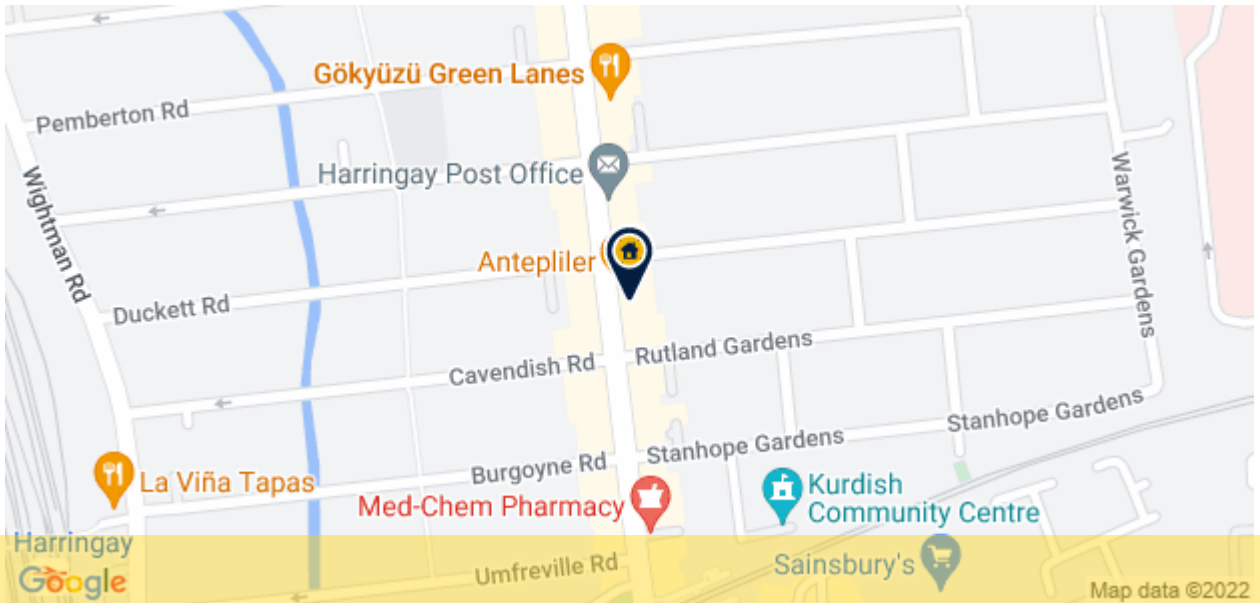




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## GREEN LANES HARRINGAY



CALL 020 7704 5788

REF: 2541210

### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 2541210

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.