

Julian
Reid

45 Hythe House, Green Lanes Walk, London, N4 2GA

Spacious two bedroom flat arranged on the third floor on this modern block with balcony and direct views across the Hackney Wetland's sailing reservoir

julianreid.co.uk

Guide Price £625,000
Leasehold

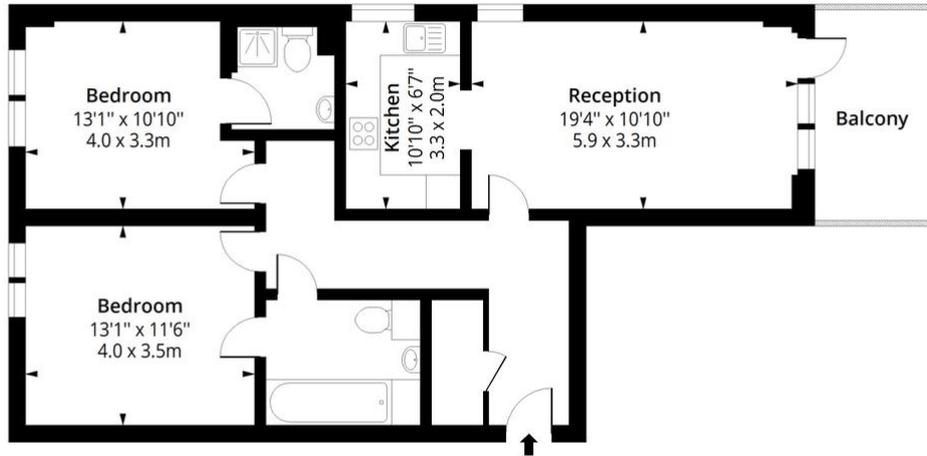
- **Super Reservoir views**
- **Council Tax Band: D**
- **EPC Rating: B**
- **Balcony**
- **2 Bedrooms**

Super and well proportioned, two bedroom, two bathroom apartment arranged on the third floor of this modern, purpose built block. The flat boasts uninterrupted views across Stoke Newington reservoir and a peaceful balcony with the same outlook. Accommodation presented in very good order throughout measuring in excess of 850 square feet. Bright reception room with balcony and door leading onto a well fitted and fully equipped kitchen. Two double bedrooms both with en-suite bathrooms. The block has good communal areas and a lift. There are walks and footpaths around the Wetlands area. Both Finsbury Park and Clissold Park are close by and excellent bus and underground services at Manor House and Finsbury Park. Stoke Newington Church Street with varied selection of shops, bars and restaurants is also within easy reach. Material information, Leasehold 241 years unexpired, Service charge £2273 per annum, Ground rent £508 per annum



Hythe House Green, N4

Approx. Gross Internal Area 868 Sq Ft - 80.64 Sq M
Approx. Gross Balcony Area 84 Sq Ft - 7.80 Sq M



Third Floor

Floor Area 868 Sq Ft - 80.64 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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