



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

Guide Price £750,000
Leasehold

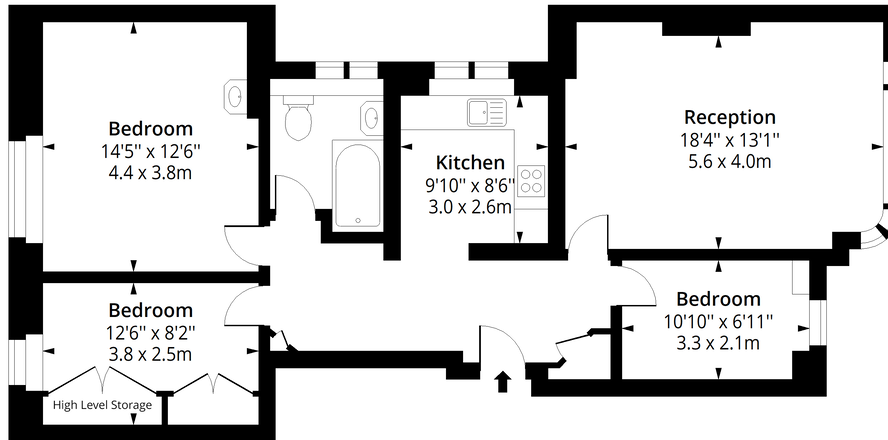
- 2/3 Bedrooms
- Council Tax Band: D
- EPC Rating: D
- Super, south facing reception
- Large entrance hall

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.



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.

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Date: 7/3/2025

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