



Newington Green Road, N1 4QT  
£425,000

**DAVID  
ANDREW**

your  
most  
valuable  
asset

## Newington Green Road, N1 4QT

A beautifully presented one-bedroom flat with a private terrace positioned on the first floor, offering 348 sq ft (32.3 sqm) of modern living space. The flat enjoys high ceilings and offers a bright open-plan kitchen and living area, spacious double bedroom, modern bathroom, and quality finishes throughout. The terrace is south facing, attracts sun throughout the day, and is perfect for relaxing and entertaining.

Perfectly positioned near vibrant Newington Green, the flat is moments from cafés, independent shops, and green spaces including Clissold Park and Highbury Fields. Excellent transport links are close by, with Canonbury Overground and Highbury & Islington (Victoria Line, National Rail and Overground) stations, as well as plenty of bus routes offering quick access across London.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 348 sq ft / 32.3 sq m Internal Living Area
- Charming One Bedroom Flat with Private Terrace
- Sun-Filled South Facing Terrace
- Very Well Presented
- Modern Bathroom
- Open Plan Kitchen and Living Room
- Share of Freehold
- EPC - C Rating
- Service Charge: £720 p.a





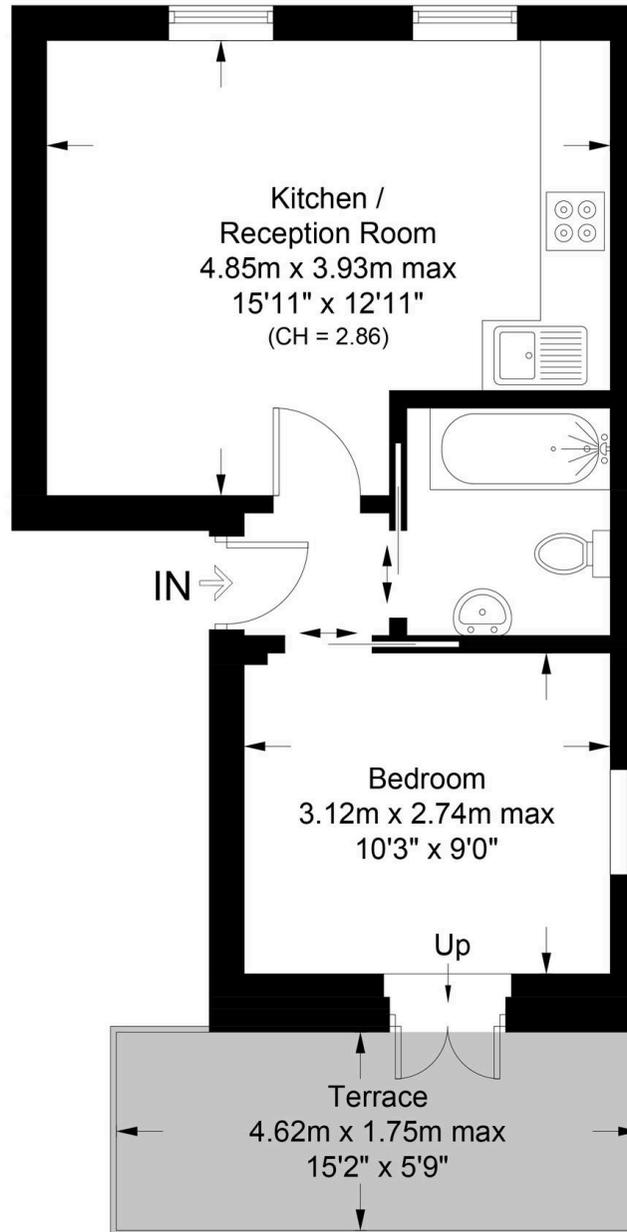




# Newington Green Road, N1

Approximate Gross Internal Area = 348 sq ft / 32.3 sq m

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### Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

### Highbury Office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

### Finsbury Park Office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

### Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222

*scan to book a viewing*



**Certified Property Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1226616)



as been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own i those of professional s. David Andrew Estates ility for any error contained in these particulars.

