99Home Ltd.
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3 Bed Flat In Lakeside Court Green Lanes, London, N4 2LL

£575,000













SHORT DESCRIPTION

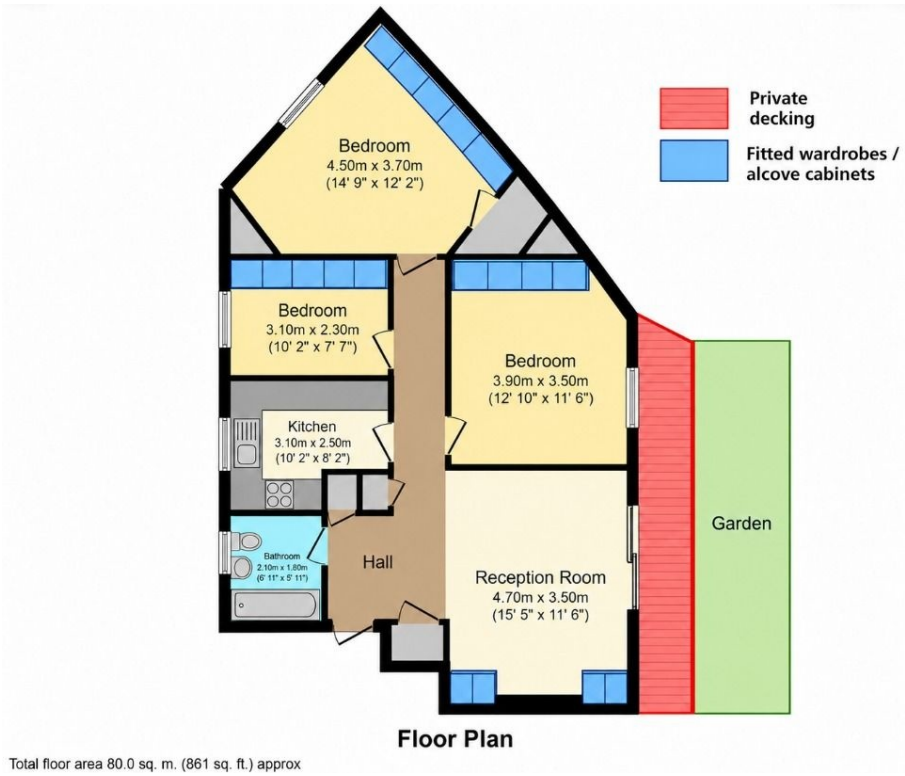
Property Ref: 17614 3-Bedroom Ground Floor Garden Flat | N4, Hackney, London Property Overview An exceptional, rarely available 3-bedroom ground-floor garden flat nestled in a highly desirable pocket of Hackney (N4). This much-loved family home combines spacious, practical living with an unbeatable location right on the doorstep of nature, excellent transport links, and vibrant local amenities. **Key Features** * **Accommodation:** Three well-proportioned bedrooms situated on the ground floor, ideal for families or those needing flexible home-working space. * **Outdoor Space:** Features large double doors opening directly onto a private wrap-around decking area-perfect for outdoor dining, barbecues, and relaxing. This flows seamlessly out to the very large communal gardens, offering vast open green space right on your doorstep. * **Bespoke Joinery (£20k+ Investment):** Meticulously upgraded by the current owners to include custom-built wardrobes, interior doors, drawers, integrated desks, clever cubbies, and extensive built-in storage solutions. * **Community Garden Initiative:** Benefiting from a council-funded green grant, a portion of the communal grounds has been transformed into a thriving community growing space featuring raised beds and a large tool shed. Residents meet quarterly to share produce, seeds, and ideas, fostering a wonderful, connected neighborhood feel. * **Secure Storage:** Includes a private, secure bike shed with capacity for up to four bicycles. * **Financials:** Low annual ground rent

(approx. £10 per annum). Monthly service charges apply (full details available upon request). **Location & Lifestyle** * **Green Spaces:** Situated directly next to the tranquil Woodbury Wetlands, just a minute’s walk from the local climbing centre, and a short stroll to the wide-open green spaces of Clissold Park. * **Local Amenities:** Close to the independent shops, cafes, and restaurants of vibrant Stoke Newington Church Street. * **Transport:** Excellent connectivity with nearby underground and local transport links providing swift access across London. * **Education:** Located close to a selection of highly regarded local schools. **Next Steps & Viewings** This is a rare opportunity to acquire a characterful, community-focused home in one of North London's most sought-after locations. *(Open to offers. Serious, proceedable buyers only, please.)* Property Type: Flat Full selling price: £575000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 999 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £1850.00 Council tax band: C EPC rating:C Measurement: 861 sq.ft. Outside Space: Communal Garden, Front Garden, Shared Garden, Balcony, Patio Parking: On street Heating Type: Gas Central Heating, Gas Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied ----------

3	1	1
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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