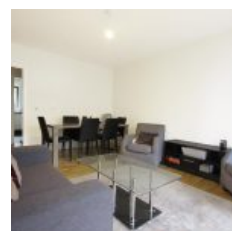
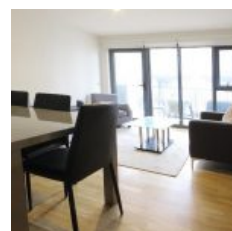


# Lake House, 2 Green Lanes Walk, London, N4 2GE - £780,000



## Overview

- 3 Bed
- Bath

Step into luxury living with this exquisite 3-bedroom property, proudly presented by DPR. Boasting a bright and spacious living room/diner seamlessly integrated with an open-plan kitchen, complete with a range of high-end built-in appliances, this residence offers the perfect blend of style and functionality. The master bedroom, accompanied by an ensuite bathroom, ensures comfort and privacy, while the property comes fully furnished, as showcased in the accompanying photos.

Lease approximately 241 years remaining

The service charge is approximately £2,400 per annum

Ground rent is approximately £590 per annum

### Location

Conveniently situated on Green Lanes, mere moments from Manor House tube station, commuting becomes effortless with easy access to transport options. Additionally, escape the hustle and bustle of city life with Finsbury Park just an 11-minute stroll away, offering a tranquil retreat amidst scenic surroundings. Nature enthusiasts will appreciate the proximity to Woodberry Wetlands, a regenerated urban wetland conservation area spanning 27 acres, adorned with boardwalks, a café, and abundant birdlife.

Embrace the vibrant local lifestyle with an array of amenities right at your doorstep, including charming coffee shops and delicatessens, enhancing the allure of this premier residence.

Experience luxury, convenience, and natural beauty in perfect harmony at this distinguished address.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	88   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		