



Red Square Piano Lane, London N16

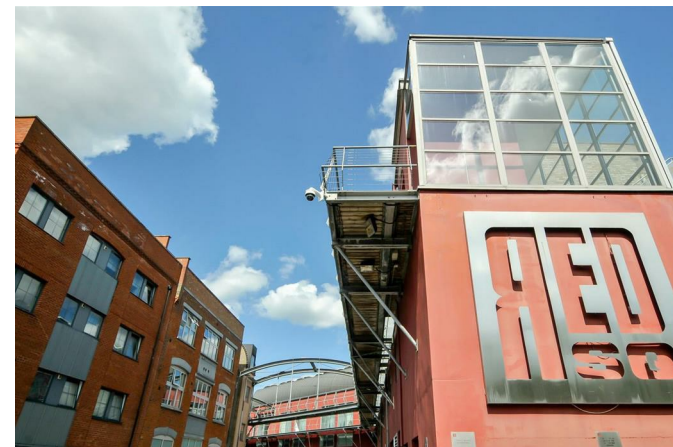
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Red Square

Piano Lane

London N16

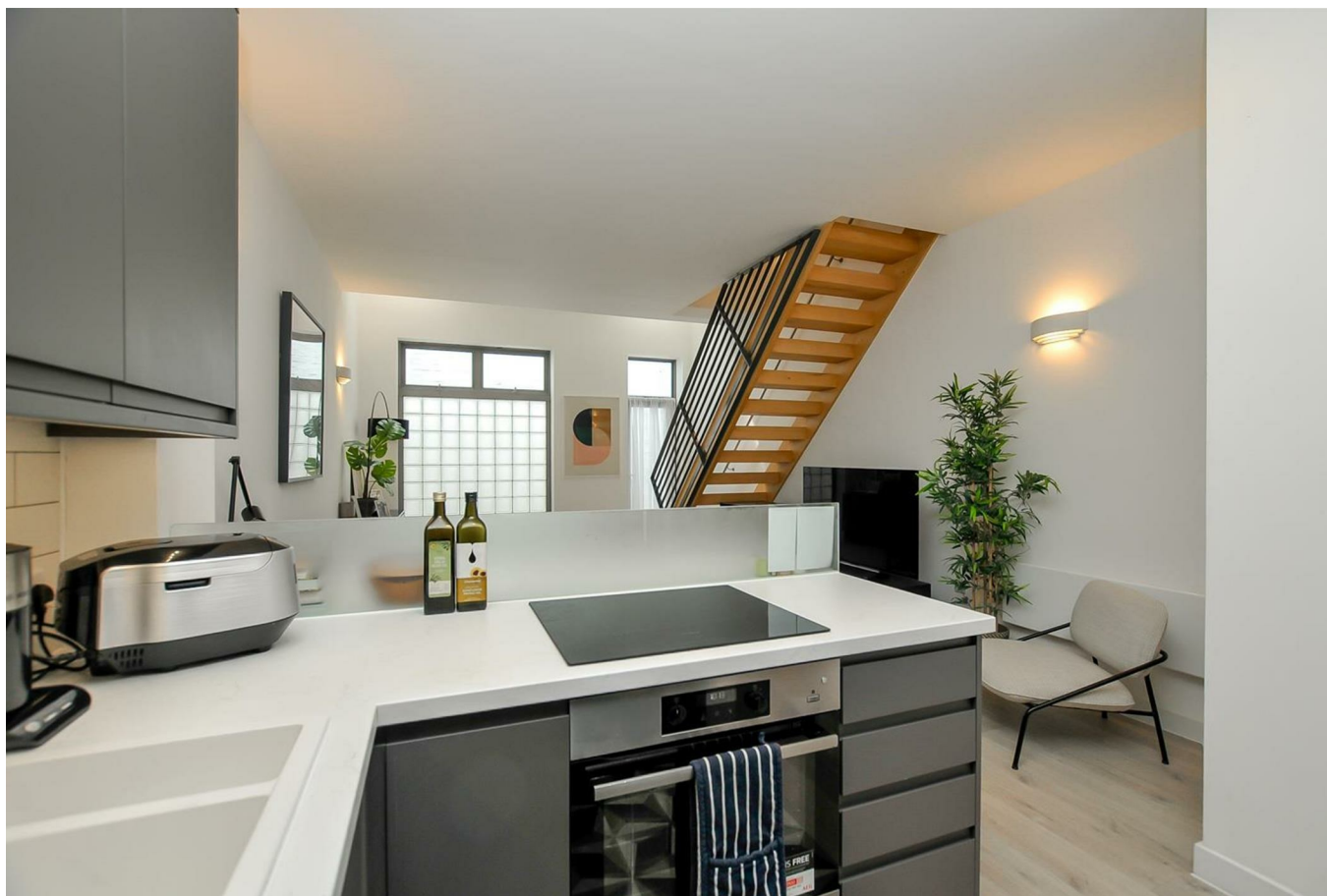
Stylish modern two bedroom duplex apartment with dedicated parking space, 24 hour concierge and contemporary architecture.



DESCRIPTION

Bright and spacious accommodation in excess of 950 sq ft is set on the ground and first floor of this popular gated mews development. This superb residence boasts a wonderfully generous open-plan living and entertaining space with smart kitchen area, integrated appliances and breakfast bar; separate dining room/home office; guest cloakroom and two beautiful double bedrooms, both with ensuite bathrooms. The property further benefits from plenty of storage space, and a designated parking space for one car.

Leafy Clissold Park and Church Street's eclectic array of eateries, independent shops, pubs and coffee bars are situated just nearby as are excellent transport links to The City and West End with numerous good bus routes and trains from stations at Canonbury (Overground), Stoke Newington (Overground) and Manor House (Piccadilly Line).



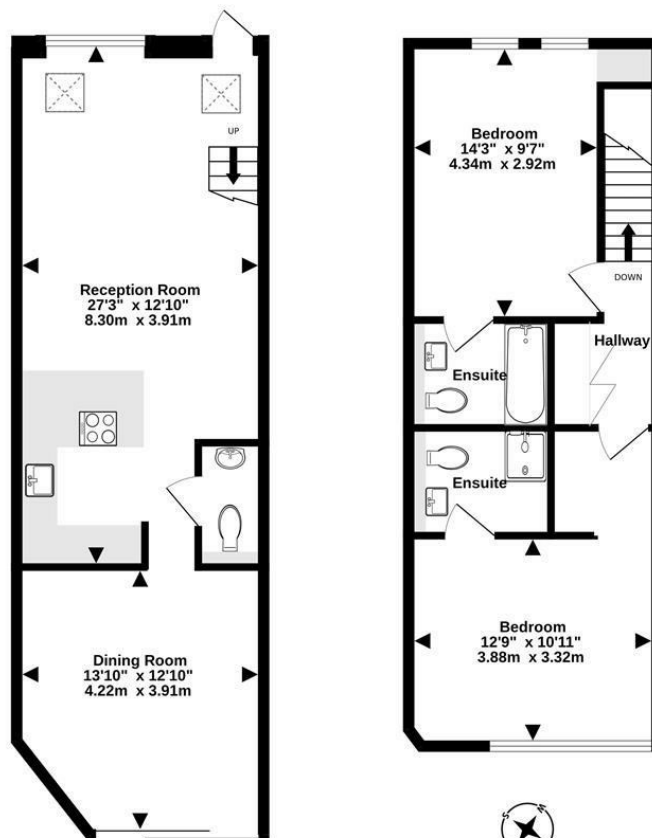
Leasehold

Asking Price £750,000



Ground Floor
515 sq.ft. (47.8 sq.m.) approx.

1st Floor
466 sq.ft. (43.3 sq.m.) approx.



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TOTAL FLOOR AREA: 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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