MYDDLETON AVENUE, LONDON, N4

OIEO £450,000 LEASEHOLD

A STUNNING TWO-BEDROOM APARTMENT WITH PARKING SPACE, TASTEFULLY RENOVATED TO EXACTING STANDARDS BY

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

DESCRIPTION:

Set within this attractive purpose-built block is this stunning two-bedroom lateral apartment.

On entering the property, you are welcomed into a wonderfully bright and generous open-plan living and dining area, offering the perfect space for entertaining. The kitchen benefits from an abundance of natural light and is fitted with ample worktop space.

The property comprises a well-proportioned principal bedroom with a large picture window and plenty of space for storage, as well as a second bedroom, ideal as a guest room or home office. A contemporary bathroom completes the internal accommodation.

The apartment has been carefully maintained by the current owners, is presented in good condition throughout, and is being sold with a private parking space. Residents also benefit from beautifully maintained communal gardens.

This superb apartment is located on a private and quiet section of Myddleton Avenue, while offering exceptionally easy access to Zone 1 via Manor House Underground Station (Piccadilly Line), with Finsbury Park Station (Piccadilly Line, Victoria Line and National Rail services) also within easy reach. The 141 and 341 bus routes provide further convenient connections to the City and West End.

Stoke Newington, Highbury and Stroud Green, with their excellent selection of restaurants, gastro pubs and coffee shops, are all within walking distance, as are the green open spaces of Finsbury Park and Clissold Park.

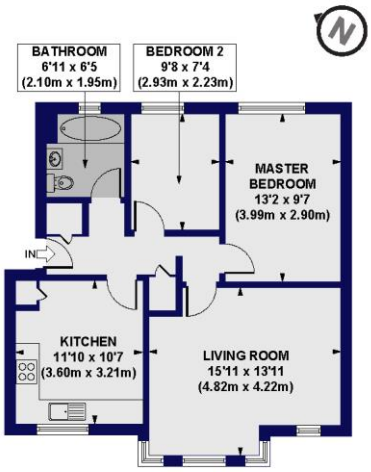
Any associated charges, including but not limited to service charge, ground rent and sinking fund contributions, outlined within the marketing material are approximate figures based on information provided by the client at the time of instruction. These costs may be subject to change, and we recommend that all interested parties carry out their own enquiries.

Winkworth

Winkworth

Myddleton Avenue, N4

Approx. Gross Internal Floor Area 676 sq. ft / 62.79 sq. m

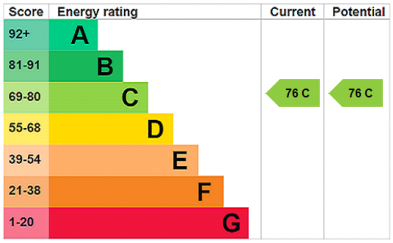


SECOND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. These plans are for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/HIH250305

Tenure: Leasehold

Term: 159 year and 11 months (Subject to change)

Service Charge: £2028 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.