



**HURST BUILDING, MILDMAV AVENUE, LONDON, N1  
OFFERS IN EXCESS OF £290,000 LEASEHOLD**

## **A BRIGHT AND IMMACULATE STUDIO APARTMENT IN A LOVELY MODERN BLOCK IN A PEACEFUL LOCATION**

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## DESCRIPTION:

A superb, modern studio apartment situated on the second floor of this sought-after development in N1. Beautifully presented throughout, the property has been well maintained and features freshly painted white walls, creating a light and inviting atmosphere. The apartment offers a wonderfully airy open-plan living, sleeping and kitchen area, with large windows allowing for an abundance of natural light. The well-designed layout maximises space and functionality, while the modern kitchen is fitted with integrated appliances and ample storage.

Mildmay Avenue is located close to array of local shops, cafes and restaurants situated nearby on Newington Green which is well known for its village atmosphere. Upper Street and Dalston are both within walking distance and provide a selection of boutique shops, bars, restaurants and as well as theatres and a vibrant nightlife. The green open spaces of Clissold Park and Highbury Fields are just a short stroll away and transport across London is made easy with over ground links at Canonbury and Essex Road providing easy access to the City and East London whilst Highbury and Islington (Victoria line) is the closest tube link. Numerous bus routes are found nearby making access across London easy and Paris is only 2 stops away with international transport found at St Pancras.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries. \*

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**Mildmay Avenue, N1**  
**Approx. Gross Internal Floor Area 365 sq. ft / 33.87 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. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

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



<https://www.winkworth.co.uk/sale/property/ISL260292>

**Tenure:** Leasehold

**Term:** 109 year and 10 months (Subject to change)

**Service Charge:** £969.8 per annum (approx.)

**Ground Rent:** £449.26 Annually (Subject to review)

**Council Tax Band:** C

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.

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