



MILDMAY AVENUE, LONDON, N1
£525,000 LEASEHOLD

**A MODERN, TWO DOUBLE BEDROOM
APARTMENT INCLUDING SOUTH FACING
PRIVATE BALCONY.**

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DESCRIPTION:

A superb, two double bedroom, modern apartment situated on the second floor in this sought-after development in N1. Standing at 730 sqft, the property has been well maintained and tastefully decorated by the current owners. The property consists a wonderfully bright, open plan kitchen/living room which leads directly out onto a private, south facing balcony. Two good sized double bedrooms are found towards the rear of the property, the master including built in wardrobes. The property is completed with a modern family bathroom while the second floor also benefits from lift access.

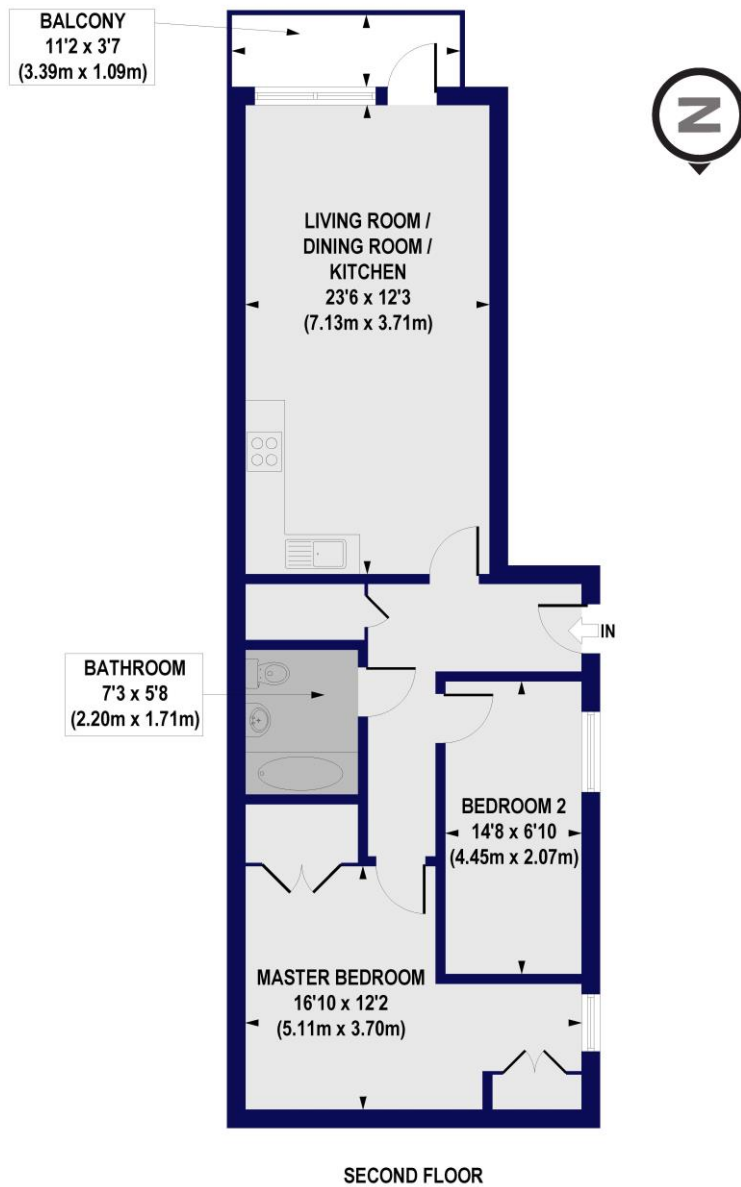
Mildmay Avenue is located close to array of local shops, cafes and restaurants situated nearby on Newington Green which is well known for its village atmosphere. Upper Street and Dalston are both within walking distance and provide a selection of boutique shops, bars, restaurants and as well as theatres 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

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Mildmay Avenue, N1
 Approx. Gross Internal Floor Area 730 sq. ft / 67.84 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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