



Mildmay Avenue, N1 4FD

Guide Price £435,000
Leasehold



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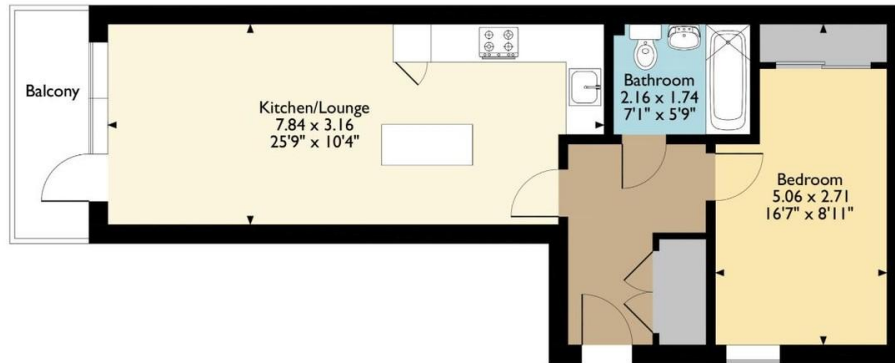
A stylish one-bedroom apartment situated on the upper floor of a sought-after modern development in N1, offered to the market chain-free. The property is beautifully decorated throughout with a large reception room leading to a private balcony, linking through to a contemporary modernised open plan kitchen, a well proportioned double bedroom with built-in internal wardrobes and a full bathroom suite. Mildmay Avenue is located close to the artisan cafe's and shops of Newington Green, with Upper Street & Dalston both within walking distance. Nearby parks include Clissold Park and Highbury Fields. Excellent transport links are provided via Canonbury(overground), Essex road (National Rail) & Highbury & Islington Station (Overground & Victoria), providing easy access to the City and the West End, plus many well-connected local bus routes.

- One Double bedroom
- Upper Floor with great light
- Private Balcony
- 48sqm/517sqft
- EPC Rating C
- Excellent Condition throughout
- Chain Free
- Great transport links





Approximate Gross Internal Area
48 Sq M/517 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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General Contact



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

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

