



Flat 14, Mimosa Avenue Road

| London | N15 5JF

Offers over £329,999

Welcome to this charming 2-bedroom apartment located on Avenue Road in the heart of London. This property offers a cozy and inviting atmosphere, perfect for those seeking a comfortable and stylish home in the city.

The apartment boasts a well-designed layout that maximises space and functionality, making it ideal for individuals or small families. The two bedrooms provide ample room for relaxation and rest, while the living area offers a great space for entertaining guests or simply unwinding after a long day.

Situated in a prime location in London, this apartment provides easy access to a variety of amenities, including shops, restaurants, and public transportation options. Whether you enjoy exploring the vibrant city life or prefer a quiet evening at home, this property offers the best of both worlds.

Don't miss out on the opportunity to make this apartment your new home. Contact us today to schedule a viewing and experience the charm and convenience of living on Avenue Road in London.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	68
(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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Kitchen

This is a great -sized kitchen with in-built storage and sleek wall and base cabinets with coordinating worktops, integrated appliances and wall and floor tiling.

Living room

This is a very spacious and light-filled reception which offers laminate flooring.

Bedroom 1

This double bedroom is full of light with large windows and laminate flooring.

Bedroom 2

This second bedroom is a good sized with laminate flooring and ample storage Space.

Bathroom

The Large family sized bathroom consists of a toilet, sink and a shower over the bath.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

