

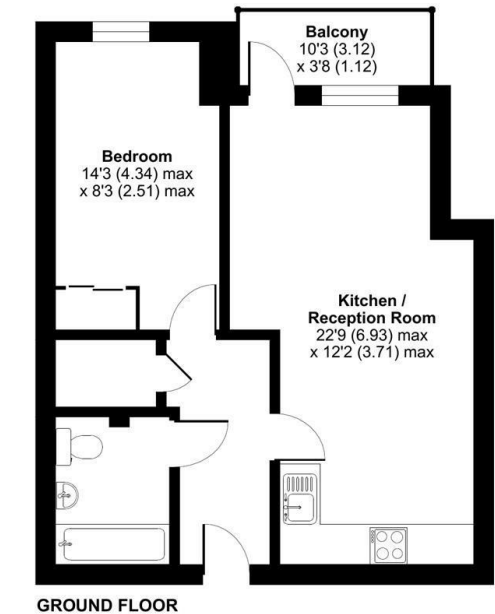


## Mildmay Avenue, London

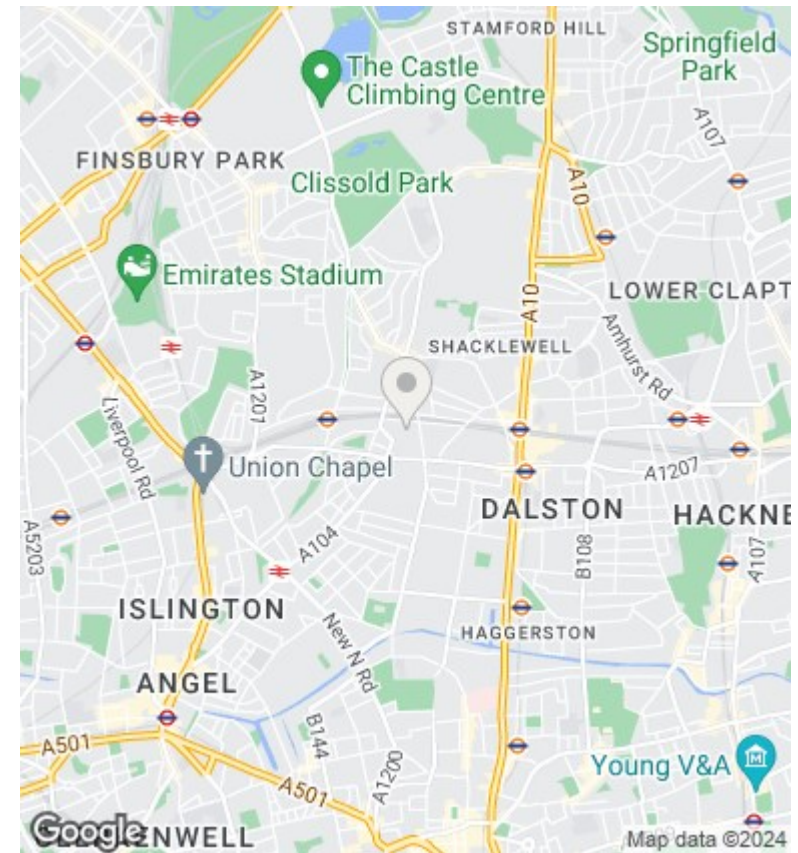
Guide price £400,000

- Private South Facing Balcony
- Secure Modern Development
- 900 Plus Long Lease
- 483 sq. ft.
- Good Condition Throughout
- Secure Bike Storage in Building
- 1 Bedroom Apartment
- Parking Facility\*

**Mildmay Avenue, London, N1**  
 Approximate Area = 483 sq ft / 44.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richscom 2024. Produced for Charles Rowan Estates Ltd. REF: 1104695.



## Directions

Located on a quiet side road in between Canonbury, Newington Green, Dalston and De Beauvoir. For commuters Canonbury Station is conveniently under a 0.5 mile walk, whilst Islington's Upper Street, Stoke Newington and Dalston High Streets with their vast array of bars, restaurants, coffee shops, art galleries and shops are all within 1 mile.

## Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	