



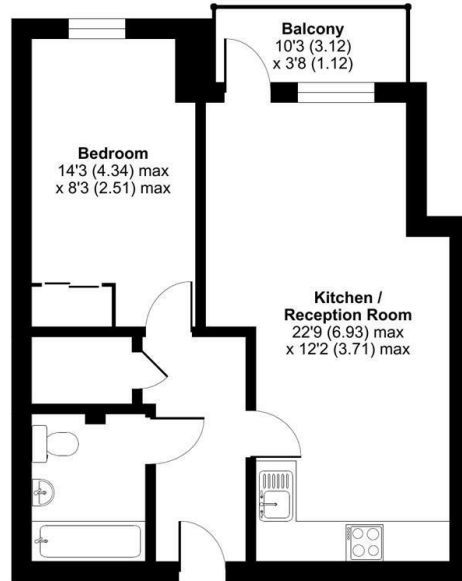
Mildmay Avenue, London

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*

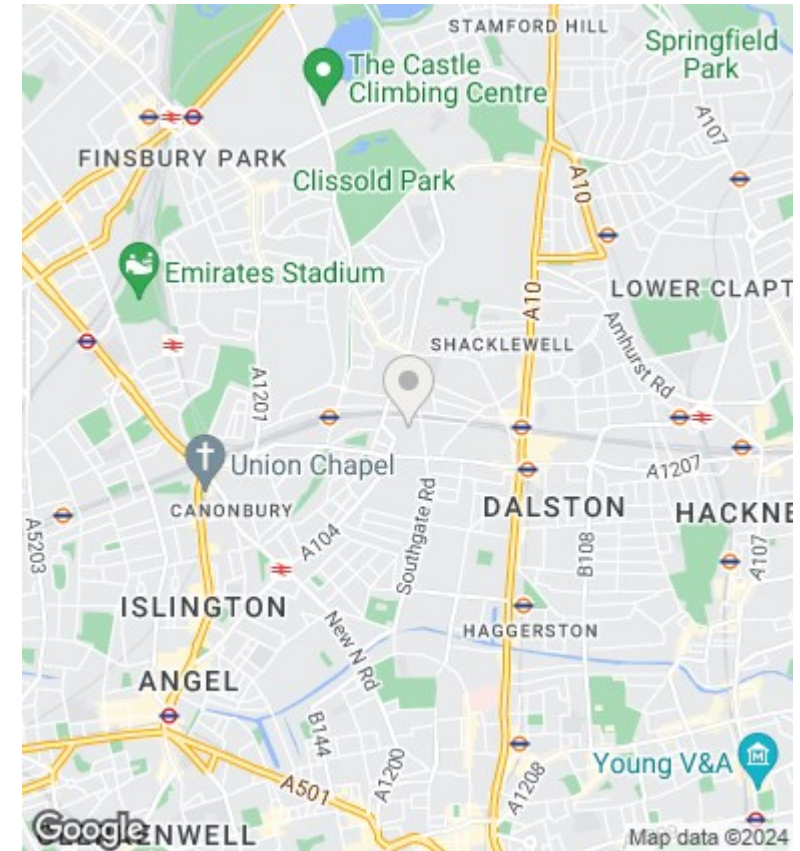
Mildmay Avenue, London, N1

Approximate Area = 483 sq ft / 44.9 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ricscom 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	