



# Mildmay Avenue

Islington, N1

Asking Price £400,000

A bright and well-proportioned one bedroom apartment, situated in a secure modern development, perfectly positioned for access to Newington Green.



# Mildmay Avenue

## Islington, N1

- One double bedroom
- Open-plan kitchen/living room
- Quiet low rise development
- Ideally positioned for Newington Green





A bright and well-proportioned one bedroom apartment, situated in a secure modern development, perfectly positioned for access to Newington Green. The property comprises; spacious double bedroom featuring large built-in wardrobes; modern bathroom with bath and overhead shower; open-plan kitchen/living room with modern fully-equipped kitchen with plenty of cupboard and worktop space. The property is exceptionally well placed for so much of what the area has to offer, with the buzz of Upper Street with its vibrant bars, cafés and restaurants offering international cuisine only a short walk away, a plethora of cafes, restaurants and trendy bars found at Dalston and Kingsland Road to the East, Stoke Newington to the North and Newington Green around the corner, with the delightful greenery of Clissold Park just a short stroll away. Transport can be found at Highbury & Islington (Victoria Line & Overground), Dalston Junction (London Overground) & Canonbury Station (London Overground).

**Tenure:** Leasehold 112 years 1 months

**Service Charge:** £1100

**Ground Rent:** £391.52 There is a ground rent review every 5 years.

**Local Authority:** Islington Council

**Council Tax Band:** D

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B | 83                      | 83        |
| (69-80)                                     | C |                         |           |
| (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 |           |

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

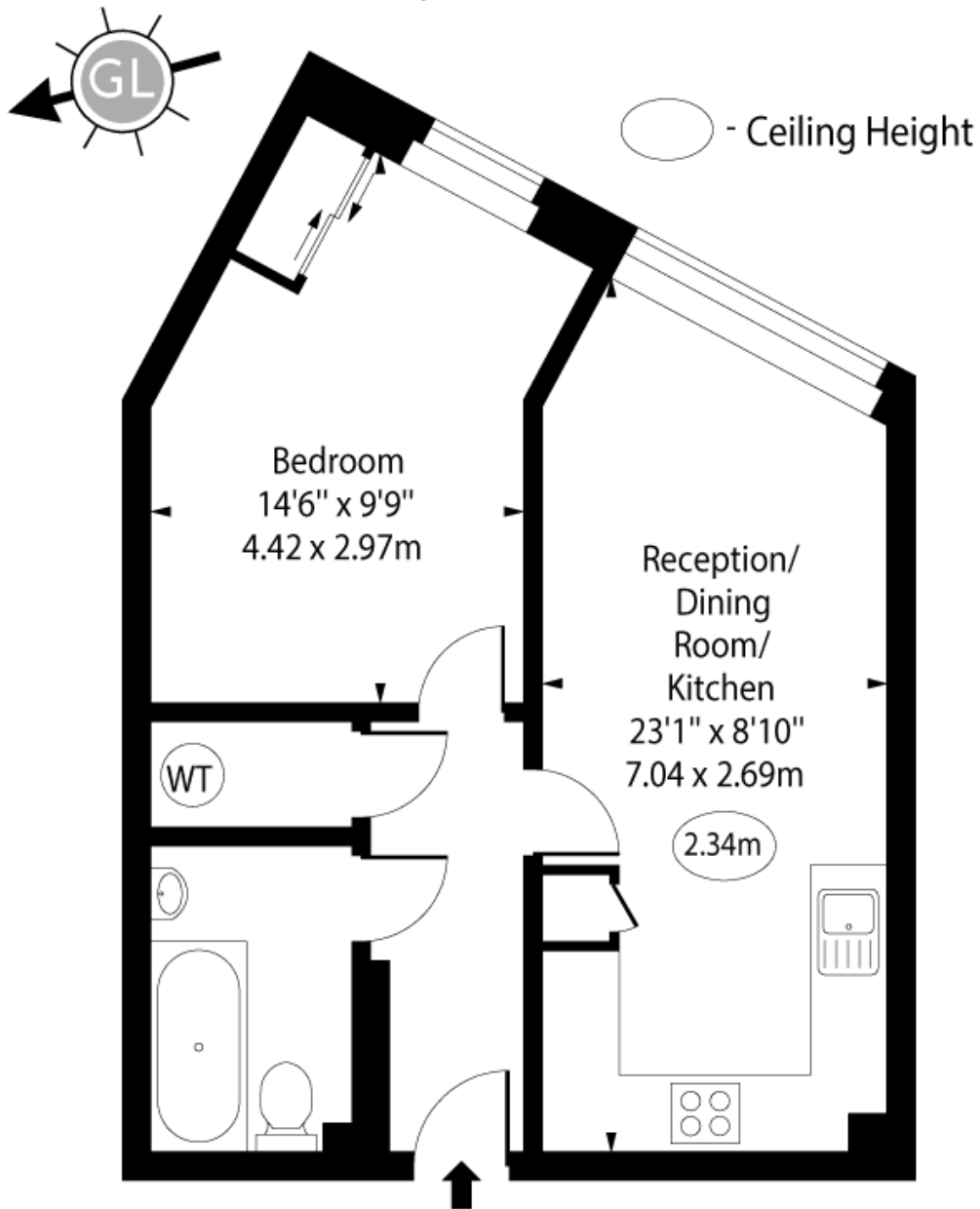
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# Mildmay Avenue, N1



First Floor

Approx Gross Internal Area 445 Sq Ft - 41.34 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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