



Mildmay Avenue, N1 4FD
£399,000

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ANDREW** | your
most
valuable
asset

Mildmay Avenue, N1 4FD

Introducing a bright and well presented one-bedroom flat set on the second floor of a modern development, offering a smart and well-designed layout. The property boasts a spacious open-plan reception room with a fitted kitchen, opening onto a private balcony that fills the space with natural light. The double bedroom is generously sized and benefits from built-in storage, while a contemporary bathroom and a welcoming entrance hallway complete the home.

Excellent transport links are within walking distance, including Dalston Kingsland, Dalston Junction, and Canonbury stations, offering direct routes to the City, West End, and beyond. A wide range of local shops, cafés, restaurants, and green spaces such as Newington Green and Clissold Park are also nearby, adding to the appeal of this convenient and desirable location.

Council Tax band: D

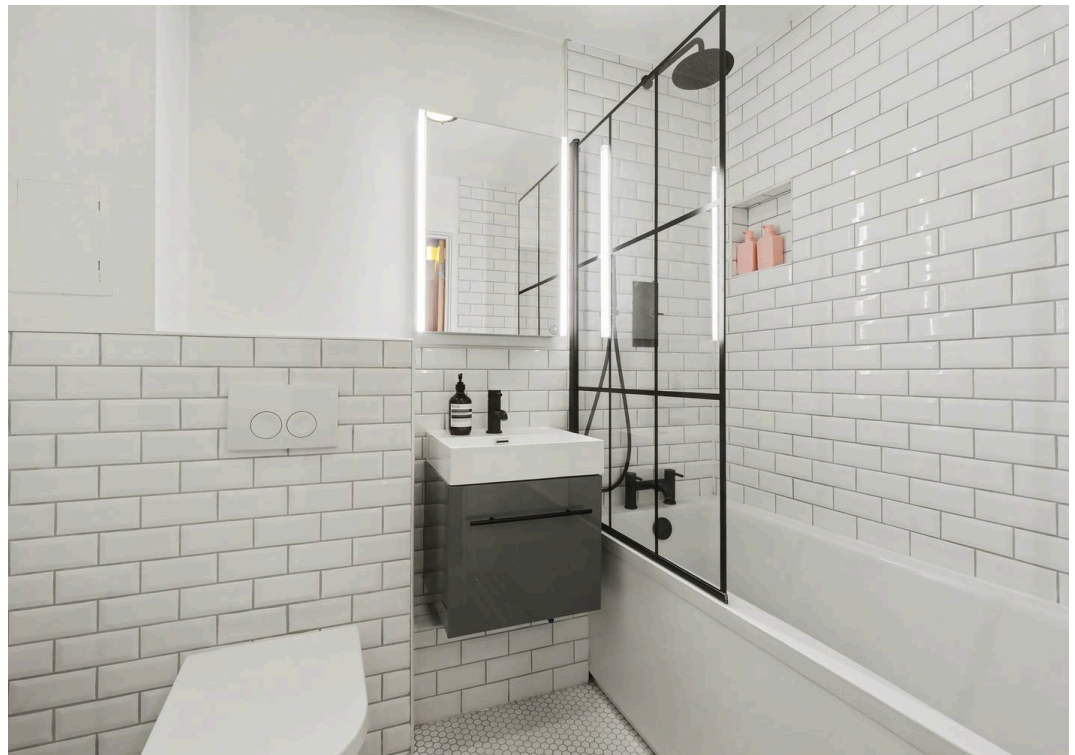
Tenure: Leasehold

EPC Energy Efficiency Rating: C

- 490 sq ft / 45.5 sq m
- Private balcony
- One double bedroom
- Second floor flat
- Bright and airy throughout
- Open-plan reception/kitchen
- Next to local shops, cafés, restaurants and green spaces
- Excellent transport links via Dalston Kingsland, Dalston Junction, and Canonbury stations





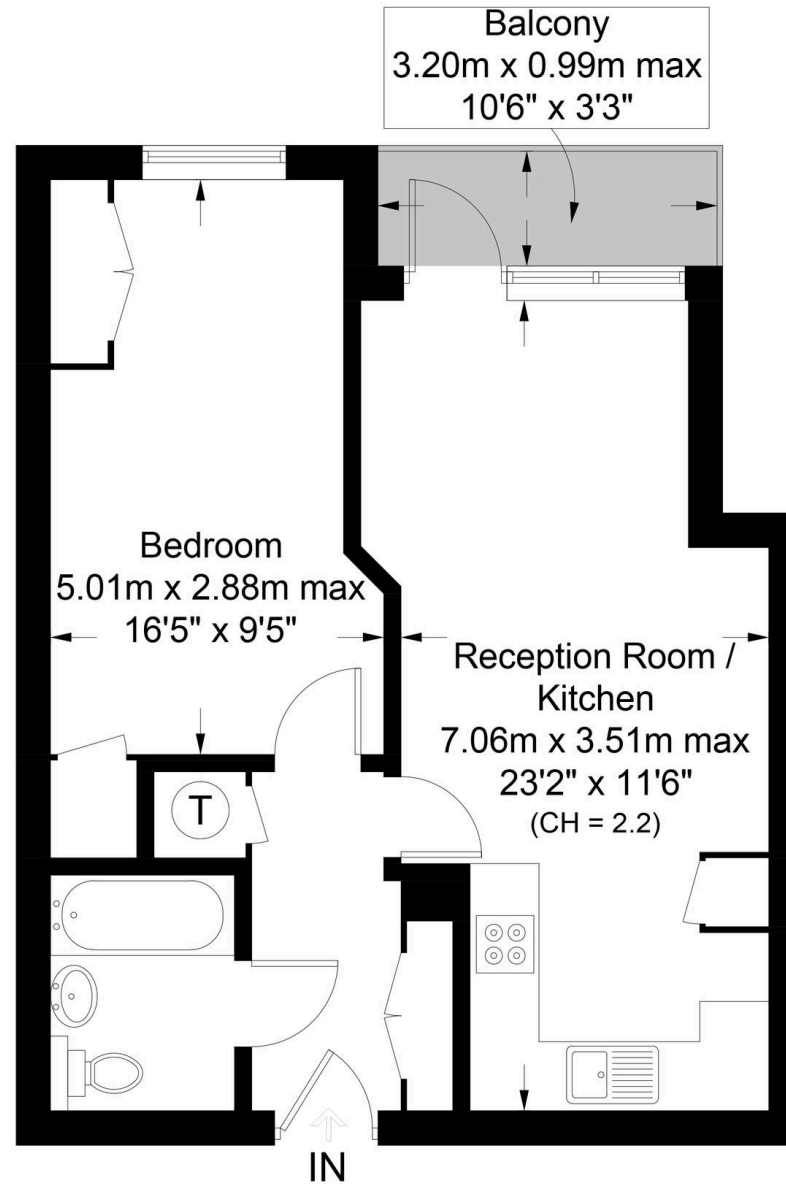




Mildmay Avenue, N1

Approximate Gross Internal Area = 490 sq ft / 45.5 sq m

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Second Floor

scan to book a viewing



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1291119)



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

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