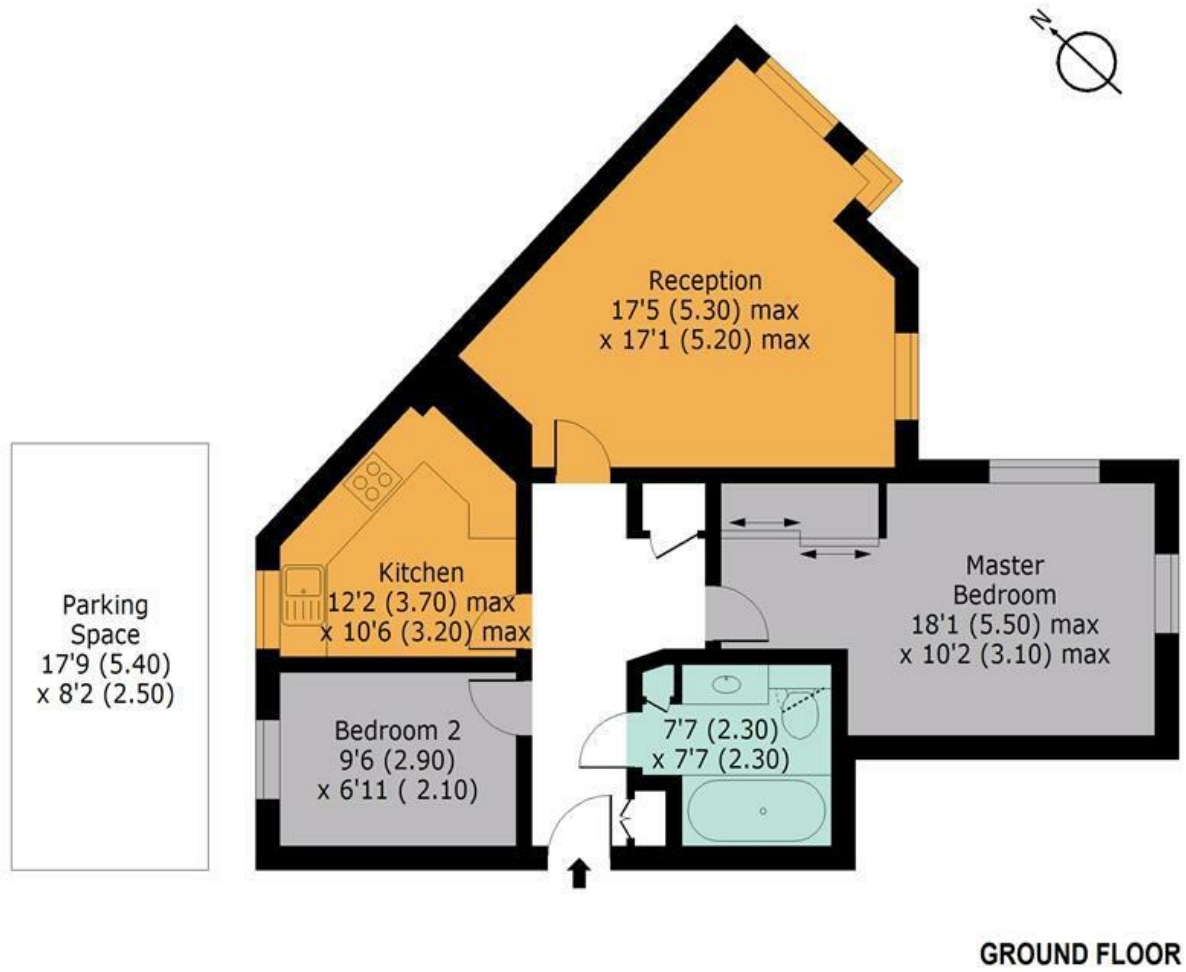




Myddleton Avenue N4

APPROX. GROSS INTERNAL FLOOR AREA 721 SQ FT / 66.98 SQ M
APPROX. GROSS PARKING SPACE AREA 145 SQ FT / 13.47 SQ M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lpaplus.com



DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

MYDDLETON AVENUE

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

£475,000

LEASEHOLD – 999 YEARS FROM 1997

GROUND RENT - INCLUDED IN SERVICE CHARGE

SERVICE CHARGE - £2240.00 PA

COUNCIL TAX BAND D

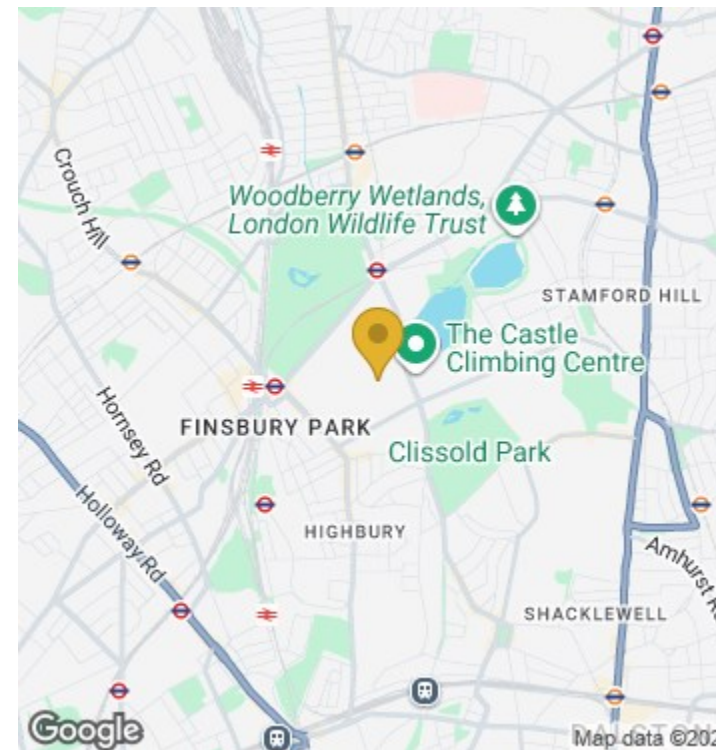
EPC - D

KEY FEATURES

- TWO BEDROOMS
- HUGE GATED COMMUNAL GARDENS
- 900 PLUS YEAR LEASE
- OFFERED CHAIN FREE
- PRIVATE OFF STREET PARKING
- 0.5 MILES FROM MANOR HOUSE STATION

**YOURS FOR
£475,000**

SEE MORE PROPERTIES ONLINE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

