

# HUNTERS<sup>®</sup>

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## Mildmay Avenue

London, N1 4FE

£2,995 Per Month



A beautifully presented two-bedroom apartment with a private patio, set within a modern development on the sought-after Mildmay Avenue, N1.

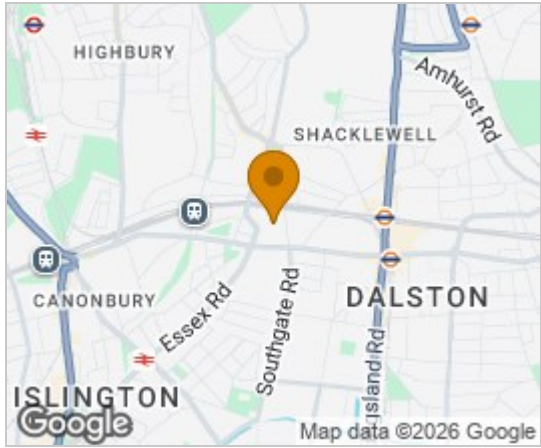
This stylish home features a spacious open-plan reception area with a fully fitted contemporary kitchen, seamlessly opening onto a private patio. The property comprises a generous principal bedroom with en-suite bathroom and access to the patio, a second well-proportioned double bedroom and a sleek family bathroom.

Finished to a high standard throughout, the apartment benefits from elegant wooden flooring, underfloor heating, and an abundance of natural light.

Ideally positioned within a quiet cul-de-sac development just north of Essex Road, Mildmay Avenue offers excellent access to the vibrant amenities of Highbury & Islington, Newington Green, and Canonbury Overground Station.



## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.