

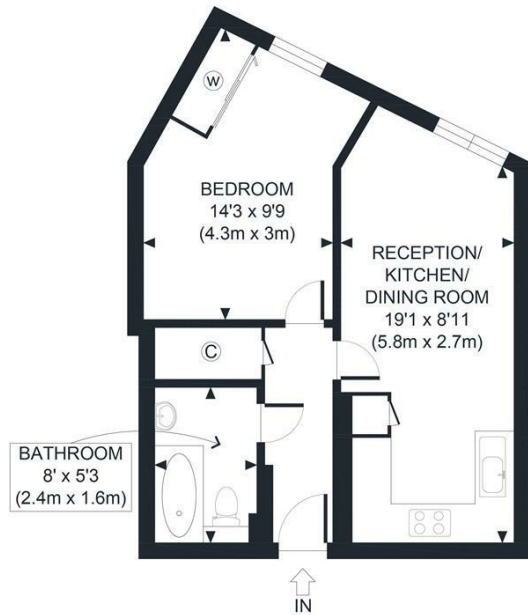
MILDMAY AVENUE, ISLINGTON, N1

LONDON, N1 4FE

£375,000
LEASEHOLD

Chain Free- A bright and well-proportioned one bedroom, second floor 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).

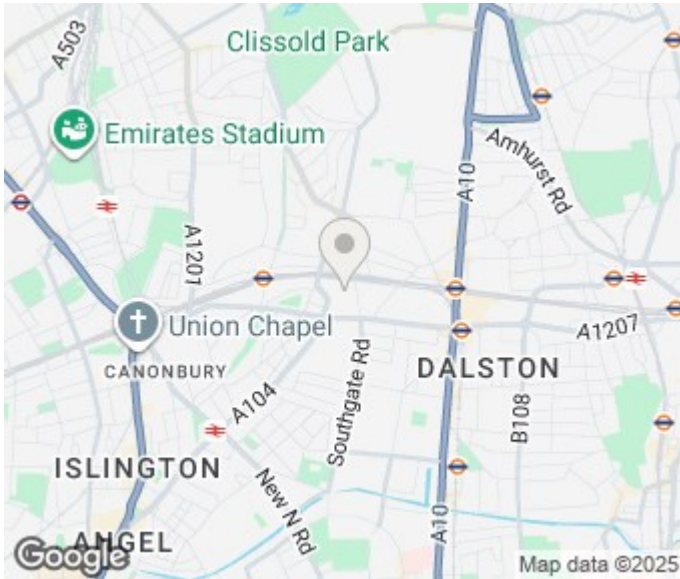
Hemmingfords



THIRD FLOOR
 GROSS INTERNAL
 FLOOR AREA 429 SQ FT



<p>APPROX. GROSS INTERNAL FLOOR AREA 429 SQ FT / 40 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Mildmay Avenue</p>
	<p>date 28/07/25</p>
	<p>photoplan </p>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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