





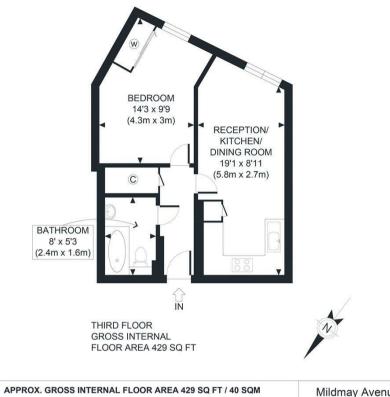
## 112 MILDMAY AVENUE

LONDON, N1 4FE

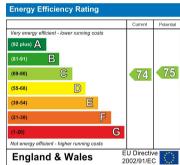
£400,000 LEASEHOLD

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** 







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

Mildmay Avenue 28/07/25 photoplan 👪

Hemmingfords Lettings & Sales Second Floor 34 Upper Street London N1 OPN

020 3890 7470 info@hemmingfords.co.uk www.hemmingfords.co.uk

