



Myddleton Avenue Stoke Newington, London N4

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Myddleton Avenue

Stoke Newington

London N4

Stunning two bedroom apartment with own parking space and communal gardens in a fantastic location close to all amenities.



DESCRIPTION

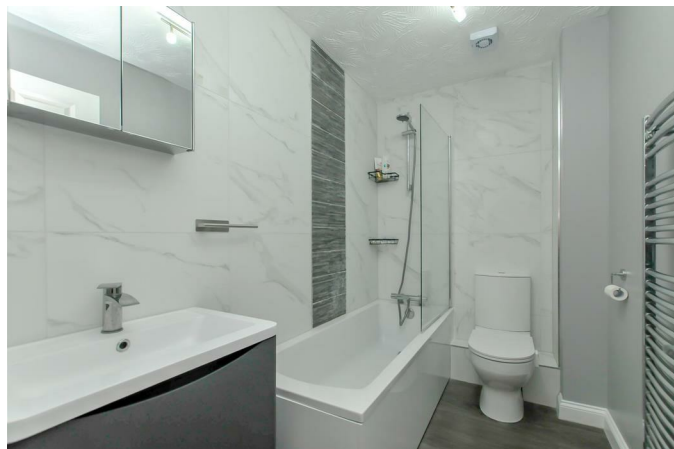
Overlooked by the the iconic turrets of The Castle Climbing Centre and just a short stroll from Clissold Park, Finsbury Park and the tranquil East & West Reservoirs, the property is set on the second floor of a well-kept purpose-built block. Offering bright and spacious accommodation throughout, it comprises a generous living room; separate smart kitchen; modern bathroom and two good-size double bedrooms, one with ensuite shower room. Additionally there is a designated car parking space situated nearby, and two beautiful communal gardens.

Transport connections to the City and West End are excellent with numerous good bus routes, and trains from stations at Manor House (Piccadilly Line) and Finsbury Park (Piccadilly, Victoria & National Rail).

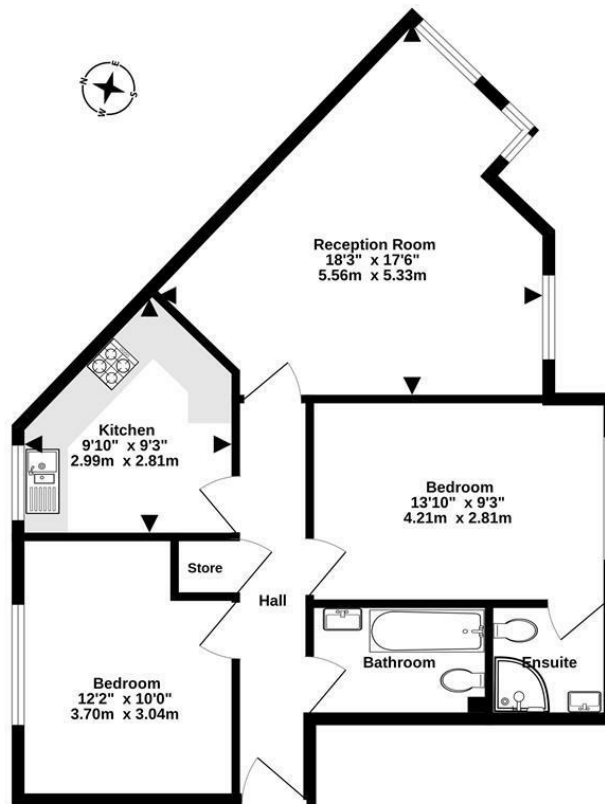


Leasehold

£499,950



Second Floor
686 sq.ft. (63.7 sq.m.) approx.



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TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee (as to their operability or efficiency) can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(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	

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