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**Myddleton Avenue, London N4**

**£1,850** FOR SALE

Flat - Purpose Built

1 1 1



# Myddleton Avenue, London N4 £1,850 Per

## Description

A well-presented one-bedroom purpose-built apartment, situated within a well-maintained development on Myddleton Avenue, N4. This spacious home features generously proportioned rooms and benefits from off-street parking and access to a communal garden.

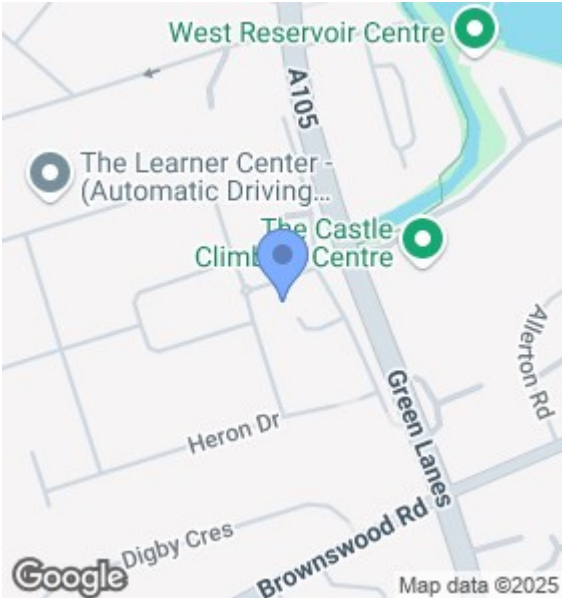
Ideally suited for city commuters, the property is just a short walk from Manor House Underground Station (Zones 2 & 3). The accommodation comprises a bright and airy reception room with ample space for dining, a separate kitchen with integrated appliances and room for a breakfast area, a good-sized double bedroom, and a contemporary bathroom offering both bath and shower facilities. Gas central heating throughout.

Conveniently positioned close to the vibrant amenities of Manor House, Finsbury Park, and Stoke Newington, the apartment also enjoys excellent transport links. For green open space, the popular Clissold Park is just a short distance away.

## Key Features

- Off-street parking space
- Access to a shared / communal garden space
- Close to Manor House tube station

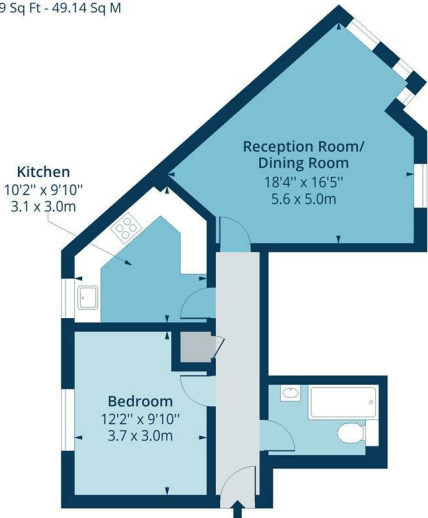
**Tenure** to be confirmed  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** Hackney  
**Local Authority** D  
**Council Tax**



## Floorplan

### Myddleton Avenue, N4

Approx. Gross Internal Area 529 Sq Ft - 49.14 Sq M



Ground Floor

Floor Area 529 Sq Ft - 49.14 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

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.