



**M&M**  
PROPERTY

## Mayville Estate, N16

**3 Bedroom**

**£525,000**

**Leasehold**



A very large three double bedroom split level flat in the N16 region of Islington. The property is arranged across the ground and first floor of a purpose built development located very close to Newington Green and Dalston Kingsland. This flat is typical of the ex local authority style builds, offer good space and functionality in a well arranged layout. Comprising a spacious reception, separate kitchen, shower room and a separate W.C. The bedrooms are of similar size, although the master is slightly bigger, making this property a great purchase for those that may want to consider purchasing for a rental investment. The front patio and back patio and garden areas offer great space.

The property is located minutes from Newington Green and its array of boutique-style shops and restaurants. There are nearby transport links from Canonbury or Dalston Kingsland Overground stations, within a few minutes walk., as well as a number of bus routes that connect to The City and West End.

Tenure: Leasehold

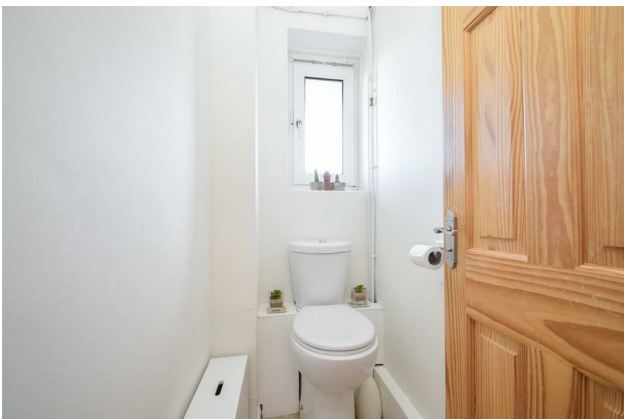
OFFERED CHAIN FREE

**FOR FURTHER  
INFORMATION**

**Please call  
M & M PROPERTY  
on 020 7704 0664**

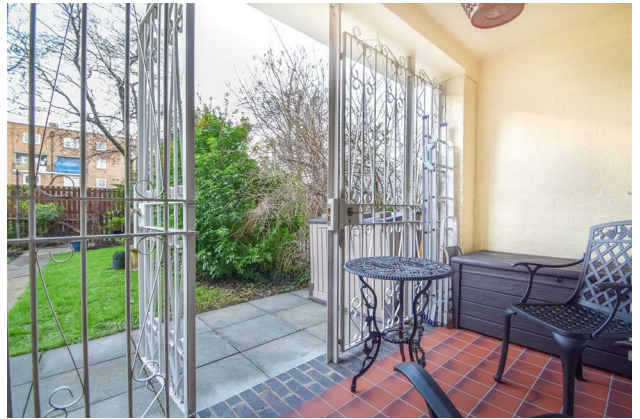
**M&M Property | Sales, Lettings and Property Management**

T 020 7704 0664 | F 020 7704 0736 | enquiries@mandmproperty.co.uk  
97 Newington Green Road, Islington, London N1 4QX | mandmproperty.co.uk



- Three Bedrooms
- Purpose Built Block
- Separate Kitchen
- Immaculate Internal Condition
- Leasehold

- Split Level
- Large Reception
- Patio Area and Large Garden
- Islington, NI 6
- CHAIN FREE

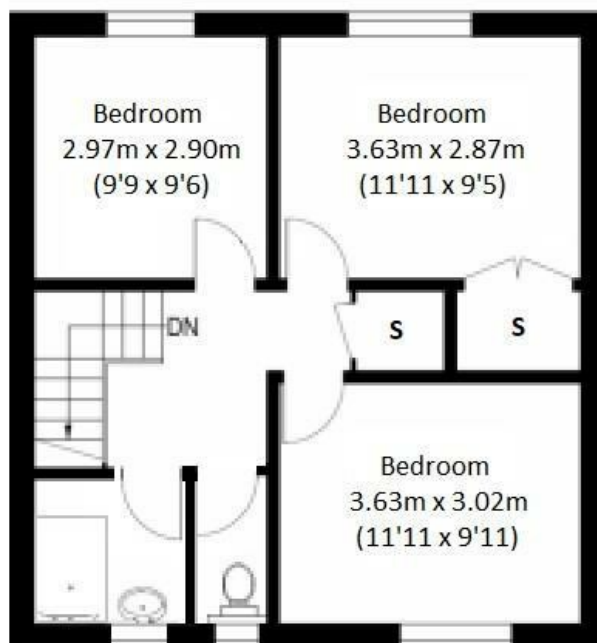
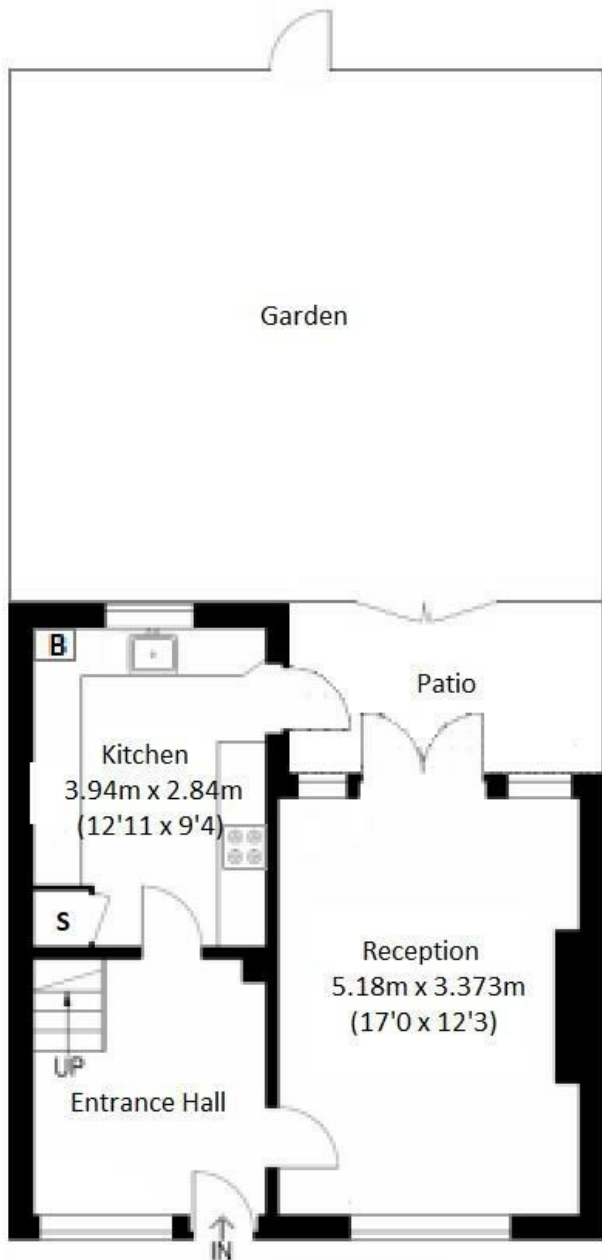


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.



## WOODVILLE ROAD, N16

Approx Internal Floor Space = 94.8 sq.m or 1,020 sq.ft



### Energy Efficiency Rating

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

Current Rating: **71** (Green arrow pointing to C)

Potential Rating: **77** (Green arrow pointing to B)

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.