



M&M
PROPERTY

Newington Green Road, NI

Offers In Excess Of £300,000



A very cute top floor, one bedroom flat in clean and modern condition, located in the heart of Newington Green, NI. This property is extremely light and bright, offering a bedroom with sunset views, semi open plan kitchen reception and lovely bathroom with shower over the bath tub.

Located in the heart of Newington Green., this flat boasts immediate access to the local amenities, the lovely Newington Green, with bus routes 73, N73 341 and 476, not to mention being within easy reach of the nearby Canonbury Overground station.

Offered Chain Free

Long Lease - 152 years
Service charge - £352 LY
Ground rent - £100 PA

**FOR FURTHER
INFORMATION**

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

M&M Property | Sales, Lettings and Property Management

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97 Newington Green Road, Islington, London NI 4QX | mandmproperty.co.uk



- One Bedroom Apartment
- 420 sq ft internal space
- Long Lease (152 years unexpired)
- 0.3 miles to Canonbury Station
- Chain Free

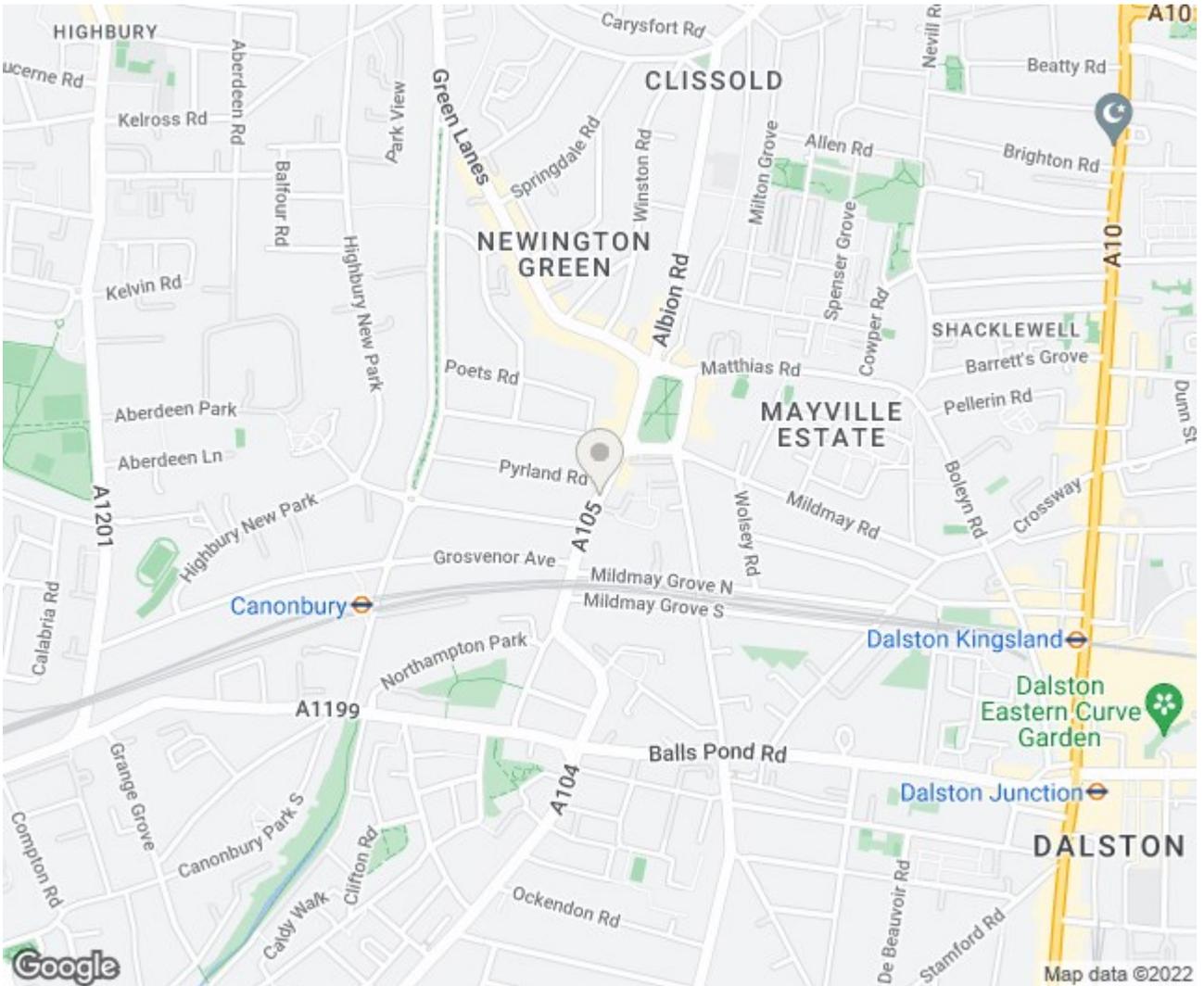
- Top Floor Flat
- Separate Kitchen
- Newly Redecorated
- Newington Green, NI

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.