



M&M
PROPERTY

Mayville Estate, N16

Offers Over £425,000



This newly refurbished and thus immaculate two bedroom maisonette is presented in excellent condition throughout. Available to view by appointment only, the apartment comprises a spacious reception room with feature fireplace, overlooking the communal grounds to rear, a separate integrated kitchen, modern bathroom, separate WC and ample storage. Boasting 536sq.ft. of internal accommodation the property benefits from modern fixtures & fittings and is sold chain free.

Congreve House is located moments from the many bars, restaurants, coffee houses of Newington Green with transport links including Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of bus routes allowing easy access into The City and West End. Call us on 020 7704 0664 to arrange immediate viewing.

**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



- Two bedroom apartment
- Own front door
- Close to Newington Green

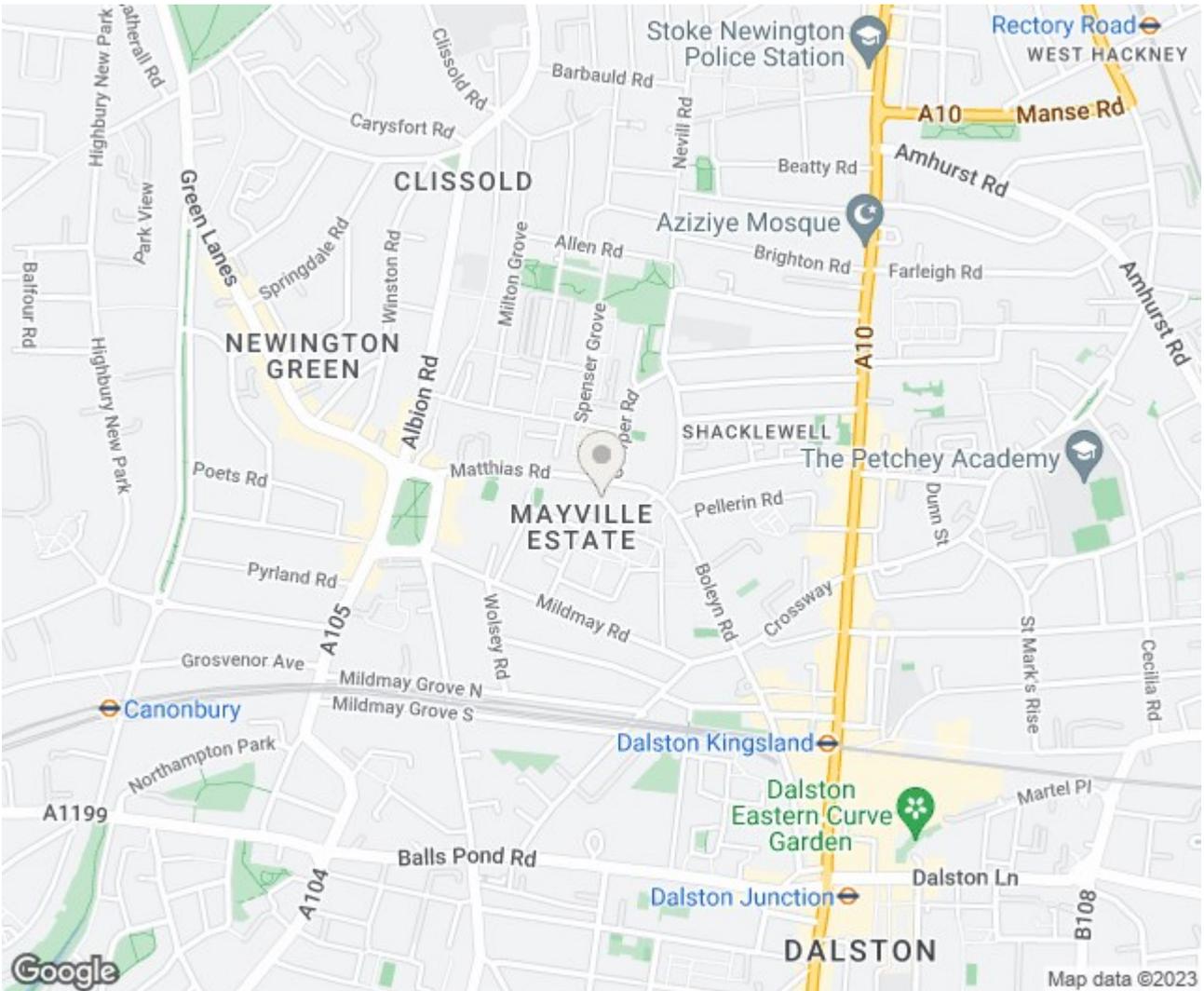
- Excellent Condition
- Access to Canonbury and Dalston Stations
- Sold Chain Free

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		
	71	79
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	79
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.