



**M & M
PROPERTY**

Avenell Road, N5

£450,000

Leasehold



A split level Maisonette, arranged over two floors and located very close to Arsenal Underground Station. This purpose built building is set in a quiet courtyard off of Avenell Road, N5. The property comprises two double bedrooms, a good sized reception, separate kitchen and family bathroom, with the addition of a private section of garden. The building has a communal entry phone system and courtyard for use of the residents.

OFFERED CHAIN FREE

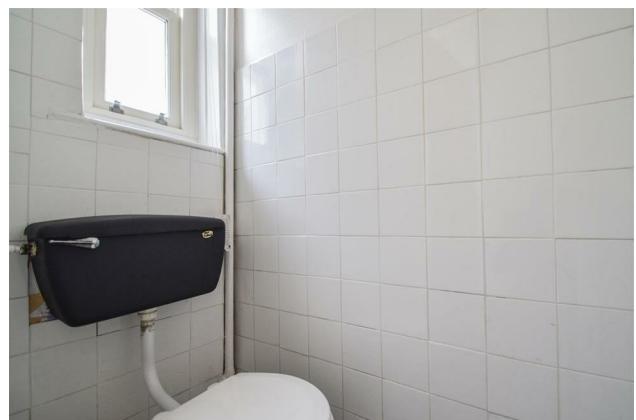
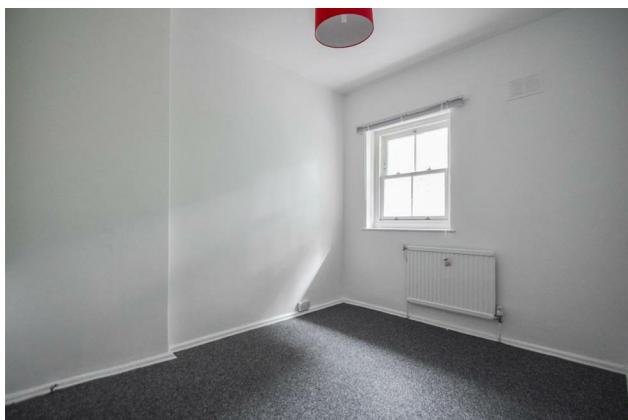
**FOR FURTHER
INFORMATION**

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

M&M Property | Sales, Lettings and Property Management

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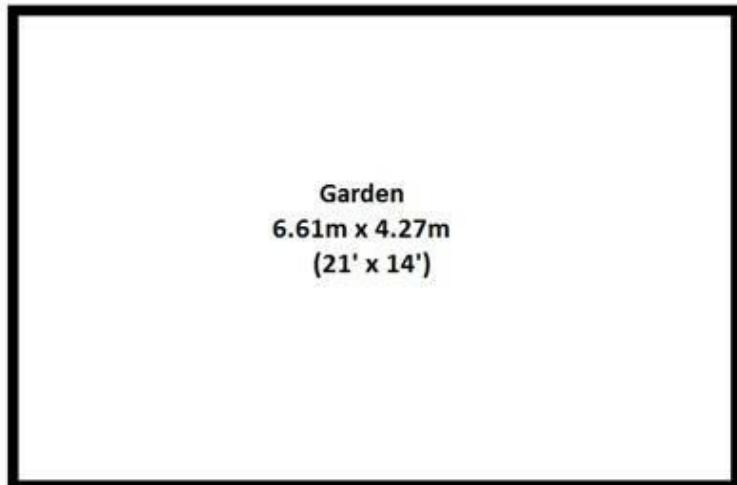
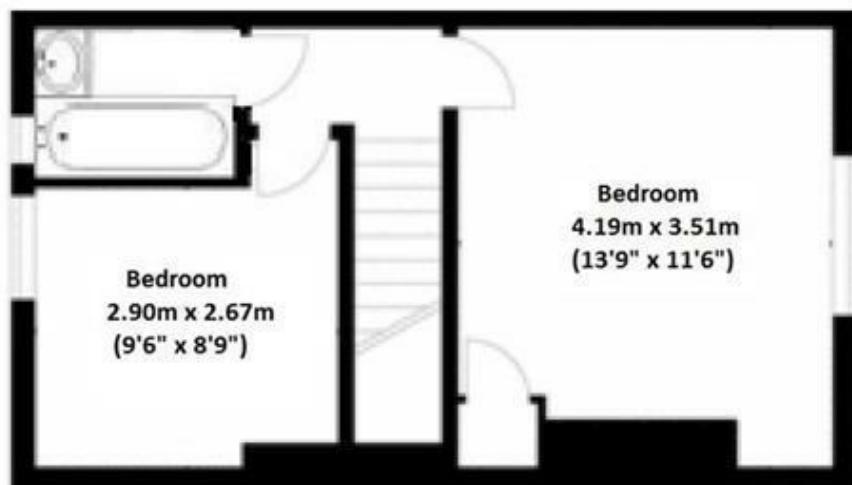
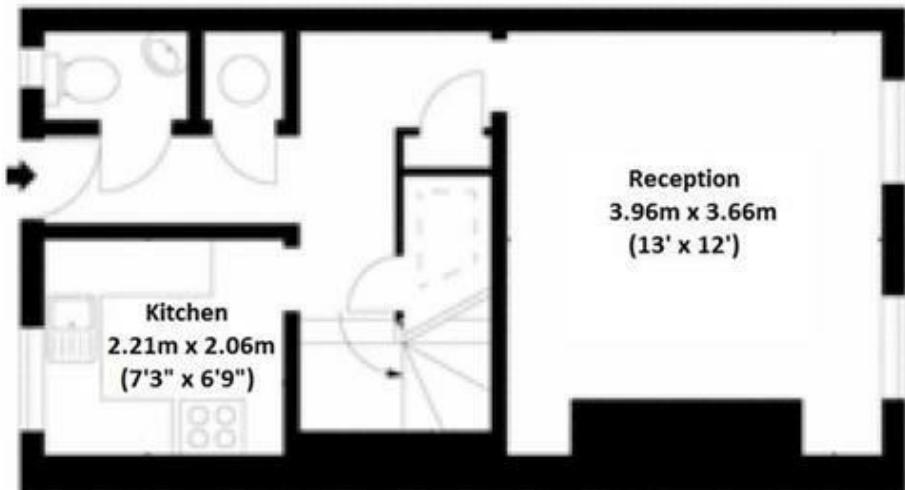


- Two Bedrooms
- Separate Kitchen
- Communal Courtyard
- Arsenal Underground Station
- Local Amenities of Highbury Barn

- Split Level Maisonette
- Private Garden
- Leasehold
- Close to Highbury Fields
- Offered Chain Free

Avenell Road, N5

Approx Internal Floor Space = 64.29 sq.m or 692 sq.ft



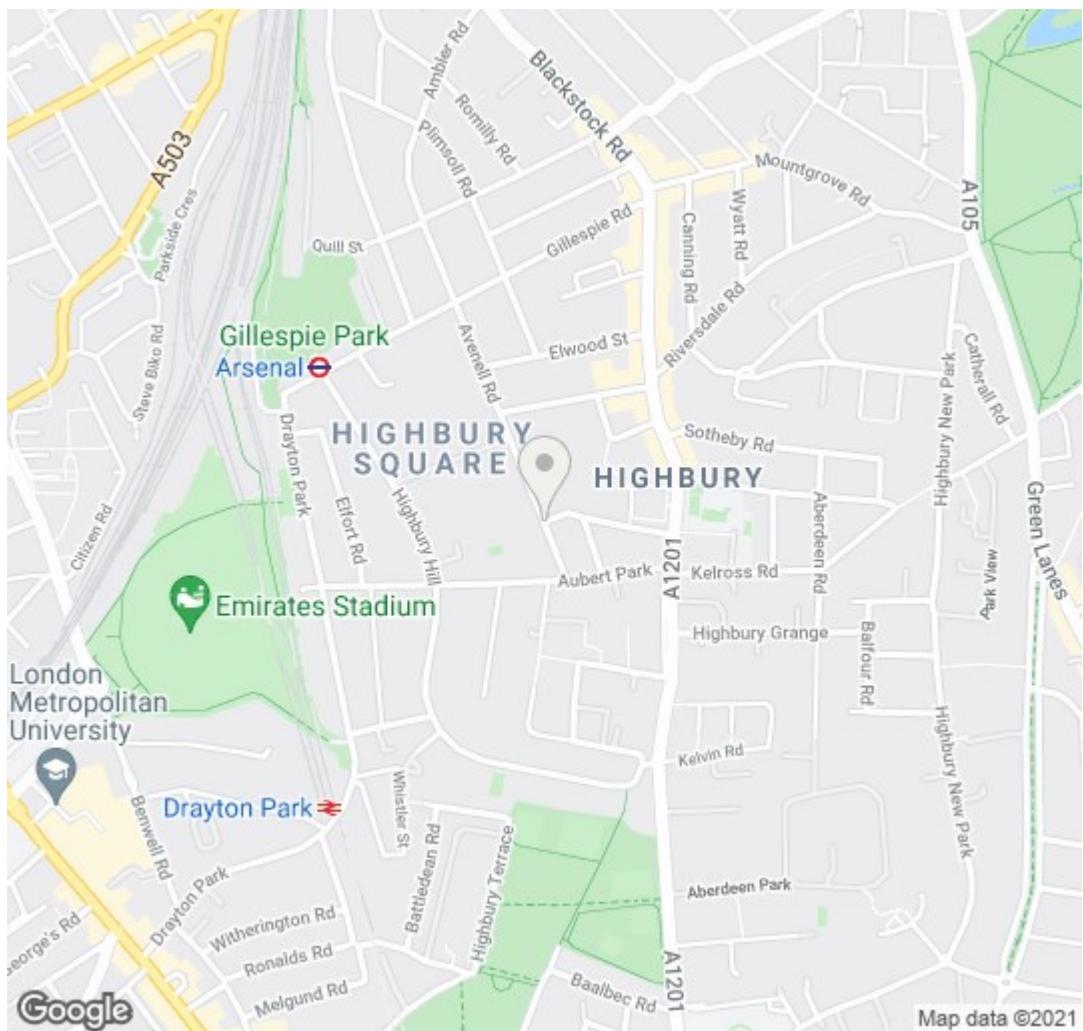
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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