



M&M
PROPERTY

Newington Green Road, Newington Green, NI 4RE

Asking Price £450,000

Leasehold



A Three bedroom garden maisonette located on the ground and first floors of a low-rise block, just off Newington Green. The property is made up of three bedrooms, a good-sized living room opening onto a private garden and a separate fitted kitchen. The property further benefits from a communal garden

The property requires some modernisation, which makes this a great purchase for someone looking to refurbish to their own taste or as a rental investment.

The property is located minutes from Newington Green and its array of boutique-style shops and restaurants. There are nearby transport links at Canonbury station and several bus routes connecting to The City and West End. All within a few minutes walk.

**FOR FURTHER
INFORMATION**

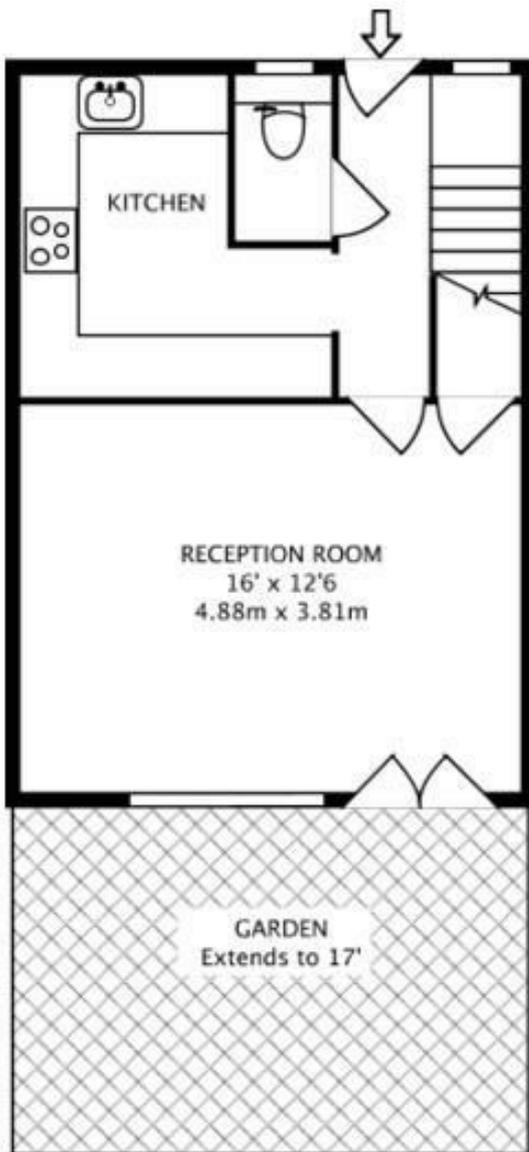
**Please call
M & M PROPERTY
on 020 7704 0664**

M&M Property | Sales, Lettings and Property Management

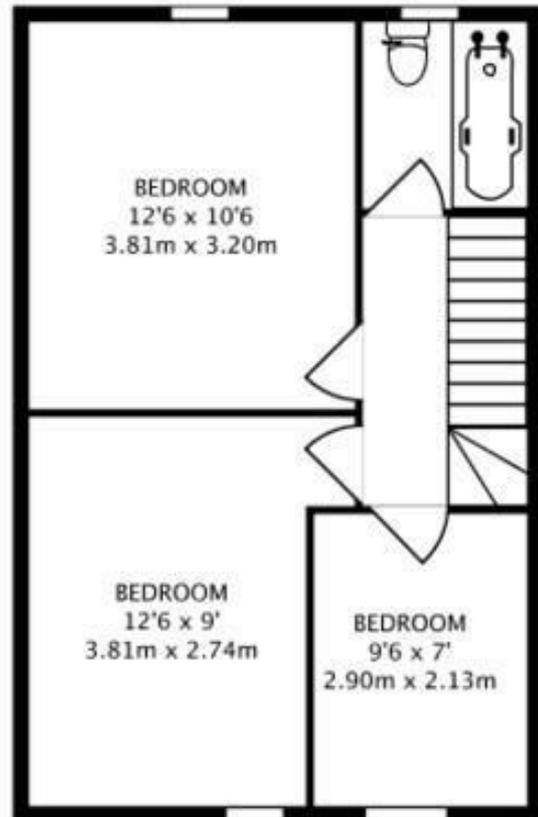
T 020 7704 0664 | F 020 7704 0736 | enquiries@mandmproperty.co.uk

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

BESANT COURT, N1



GROUND FLOOR
GROSS INTERNAL FLOOR AREA
366 SQ FT/34.03 SQ M



SECOND FLOOR GROSS INTERNAL FLOOR AREA
400 SQ FT/37.16 SQ M

- Three Bedrooms
- Separate Kitchen
- Separate W.C
- Double Glazing
- Chain-free
- Living room leading out to Garden
- Private Rear Garden
- Communal Gardens
- Newington Green NI

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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		
(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	

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.

