



**M & M  
PROPERTY**

**Matthias Road, N16**

**£430,000**

**Leasehold**



A well arranged three double bedroom flat with separate kitchen, part 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, bathroom with shower over the bath and a separate W.C and a private balcony overlooking the communal gardens below. The bedrooms are of similar size, making this property a great purchase for those that may want to consider purchasing as a rental investment. This flat would make a great option for buyers who are looking to refurbish to their own taste.

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.

**BUY TO LET INVESTORS**  
Upon a full refurbishment to a high standard, this property should expect to achieve a monthly rental income of approximately £2,100

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**

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97 Newington Green Road, Islington, London N1 4QX | [mandmproperty.co.uk](http://mandmproperty.co.uk)



- Three Bedrooms
- Spacious Reception
- Lots of Natural Light
- Refurbishment Potential
- Leasehold

- Private Balcony
- Separate Kitchen
- Close to Dalston Overground Station
- Islington, N16
- CHAIN FREE

# MAYVILLE ESTATE, N16

APPROX. GROSS INTERNAL FLOOR AREA 693 sq. ft / 64.36 sq. m



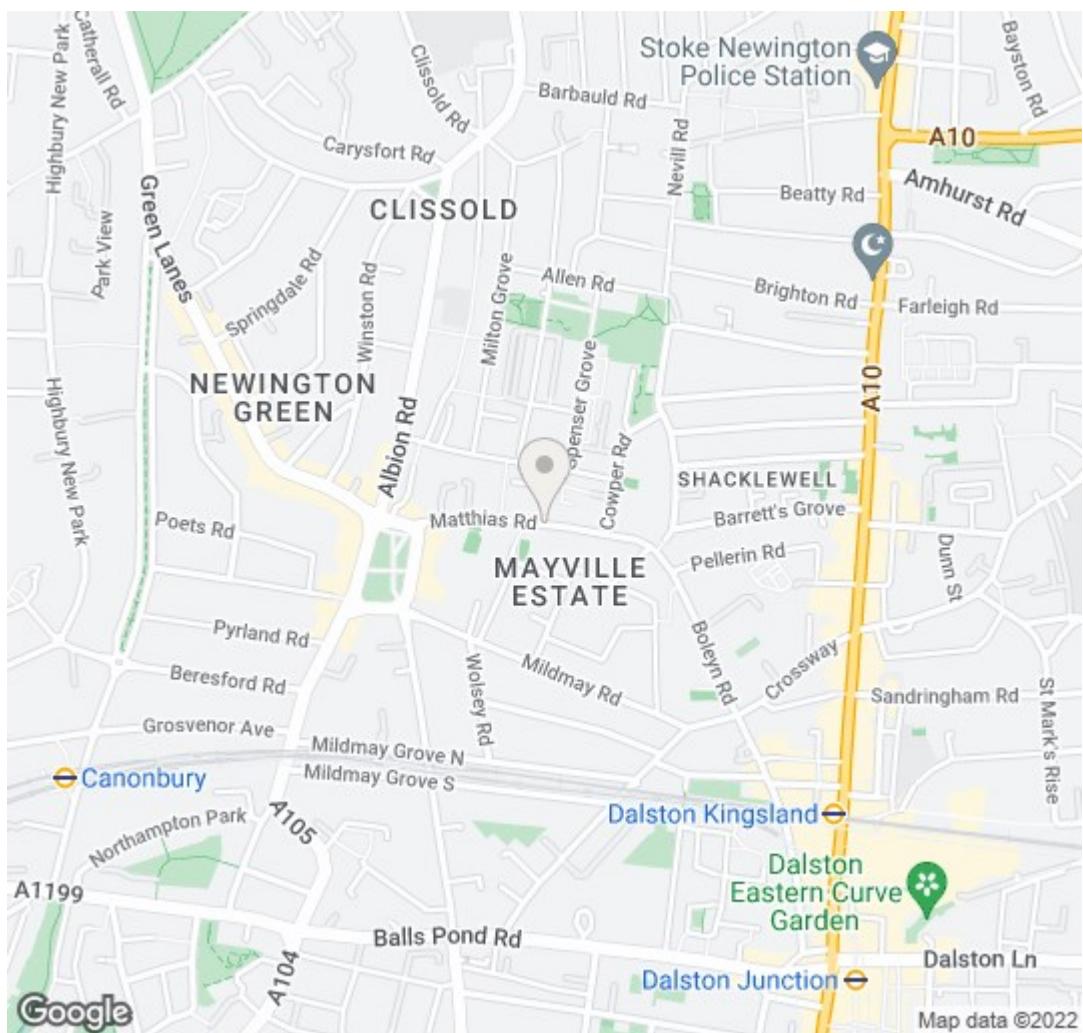
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they 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		
(55-68) D	73	81
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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