

**MYDDLETON AVENUE, LONDON, N4** 

APPROX. GROSS INTERNAL FLOOR AREA 54 SQ M / 581 SQ FT

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



DAVIES & DAVIES ESTATE AGENTS

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## MATERIAL INFORMATION:

COUNCIL TAX BAND:

C HACKNEY

DEPOSIT AMOUNT:

£2,07€

CONTRACT TERM

12 MONTHS

EQUIVALENT TO 5 WEEKS RENT, IF THE REN'
AMOUNT IS RENEGOTIATED THEN THE
DEPOSIT WILL ADJUST ACCORDINGLY.

## KEY FEATURES

- I DOUBLE BEDROOM
- COMMUNAL GARDEN ACCESS
- FURNISHED
- AVAILABLE FROM 10TH OCTOBER
- EPC RATING C
- 0.6 MILES FROM MANOR HOUSE STATION

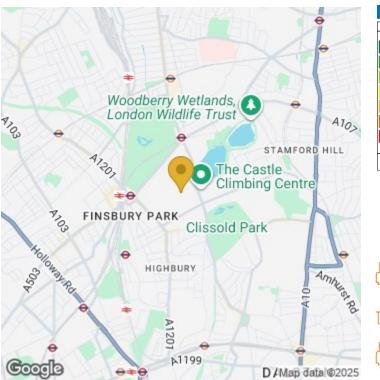
YOURS FOR £1,300 PCM

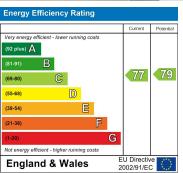
Out the Juliet balcony, you'll see a grade II listed castle 0.2 miles away (not very often you'll read that when hunting for an apartment in London) previously a Victorian water pumping station, now a delightful climbing centre. On your way to the closest underground station 0.6 miles away, you'll spot a gated park in the centre of the gated community, which is for the use of residents like yourself.

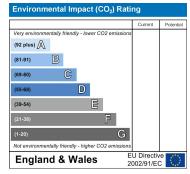
After strolling toward Manor House, we'd suggest a trip to Simply Organique 0.5 miles away, which stocks a glorious range of organic, fair-trade and gluten-free ingredients, as well as an array of delicious lunches and brilliant coffee to be devoured in their mezzanine café.

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BEDROOMS: I
BATHROOMS: I
RECEPTIONS: I





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PROTECTED