



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

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

MYDDLETON AVENUE

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
HACKNEY

DEPOSIT AMOUNT:

£2,076*

CONTRACT TERM

12 MONTHS

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

KEY FEATURES

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

YOURS FOR
£1,800 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.

VIEW MORE ON
OUR WEBSITE



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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

