



Mayville Estate, London

- Two Bedroom Ground Floor Flat
- Lease in excess of 90 years
- Chain Free
- 650 sq.ft. of Internal Accommodation
- Private Garden
- Access To Canonbury And Dalston Kingsland Station

Price £500,000

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Mayville Estate, London

DESCRIPTION

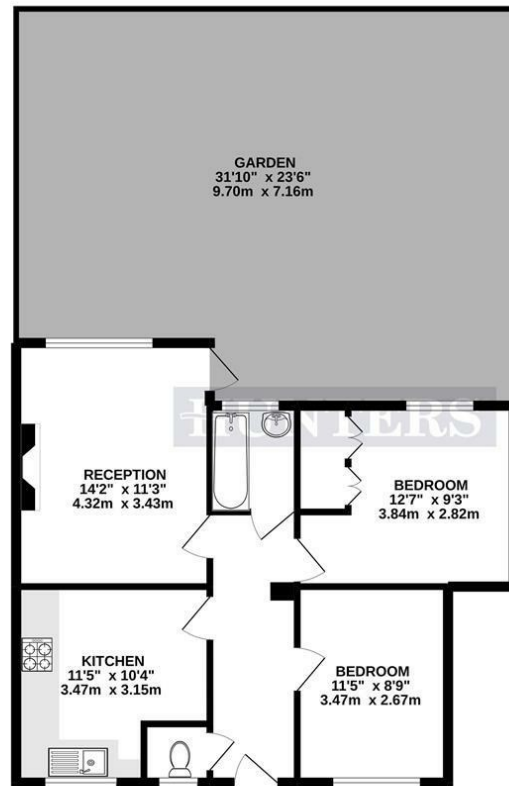
Available to view by appointment only and set within a purpose built block, this light and bright two bedroom flat boasts over 650 sq. ft. (60 sq. m.) of internal accommodation excellent entertaining space, a large private garden.

The property is located on the ground floor comprising impressive reception room leading to the private 31 foot by 23 foot garden separate kitchen, master bedroom, double guest bedroom, bathroom and separate W.C.

Lydgate House, is located on a quiet residential street, only moments from the many bars, restaurants, coffee houses of Newington Green with transport links including Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of bus routes allowing easy access into The City and West End.



GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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