



**M&M**  
PROPERTY

## Newington Green Road, NI

**£1,875**



A beautifully refurbished one bedroom garden flat, located in the heart of Newington Green, NI. This property has been fully refurbished to a very pleasant standard, maximising the use of the space, ensuring that storage is not a concern. Arranged over two floors of this period house with commercial unit at the front, the property comprises a good sized double bedroom with very high ceilings, a brand new bathroom fitted to a very classic style, open plan reception with modern kitchen and a good sized rear garden. The property further benefits from rear access to Pyrland Road.

The flat is conveniently located close to the local amenities of the Newington Green Village, with fantastic transport links via the local bus routes that connect to The City and West End and the Canonbury station that makes the morning city commute a breeze.

Available Now

### **FOR FURTHER INFORMATION**

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

**M&M Property | Sales, Lettings and Property Management**

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- One Bedroom
- Brand New Refurbishment
- Private Garden
- Newington Green NI

- Split Level
- Open Plan Reception
- Wooden Floors
- Furnished

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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 CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
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