



MILDMAY GROVE NORTH, LONDON, N1
OIEO £875,000 LEASEHOLD

A STUNNING TWO BEDROOM GARDEN MAISONETTE MOMENTS FROM NEWINGTON GREEN

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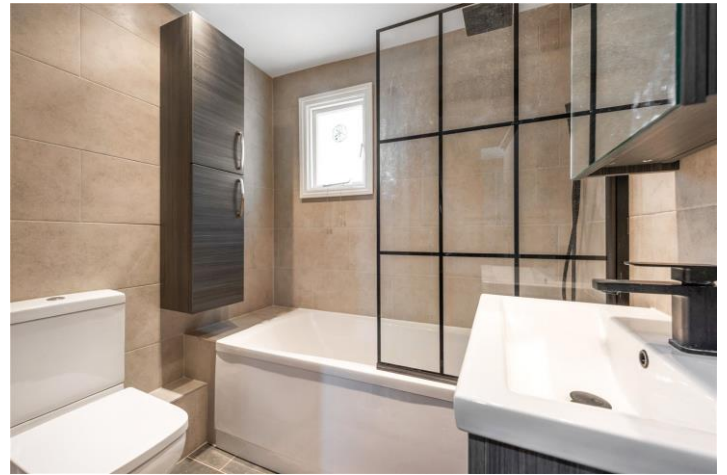


DESCRIPTION:

Set across the lower and raised ground levels of this charming Victorian terrace is this beautiful two bedroom flat. Spanning over 1,100sqft, the property is flooded with natural light and boasts an abundance of storage and well-proportioned rooms throughout. Accommodation includes two double bedrooms with inbuilt wardrobes, an eat-in kitchen and a wonderfully bright south-facing reception room. The conservatory positioned on the lower ground makes the perfect work from home space and leads out to a fantastic private garden. The property is completed with a recently renovated and stylish bathroom. The vendor is also in process of extending the lease.

Mildmay Grove North is perfectly located for local shops, cafes and restaurants situated nearby on Newington Green which is well known for its village atmosphere. Upper Street is a short distance away and provides a selection of boutique shops, and bars as well as theatres and a vibrant nightlife. The green space of Clissold Park is close by and transport across London is made easy with over ground links at Canonbury and Essex Road providing easy access to the City and East London whilst Highbury and Islington (Victoria line) is the closest tube link. Numerous bus routes are found nearby making access across London easy and international transport is facilitated from St Pancras.

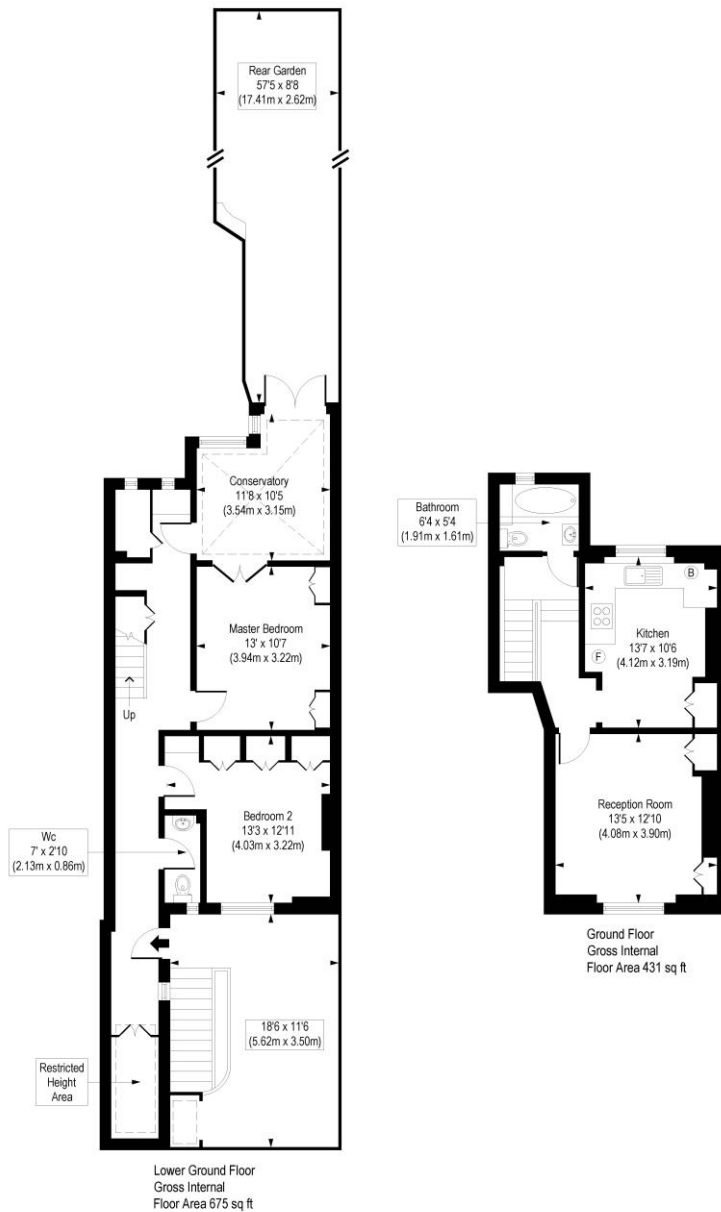
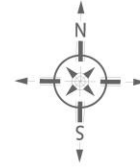
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Approx. Gross Internal Floor Area 1108 sq. ft / 102.92 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 1074 sq. ft / 99.78 sq. m (Excluding Restricted Height Area)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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