

**COLONY MEWS, ISLINGTON, N1**  
**£392 PER WEEK FURNISHED, PART FURNISHED**

**A UNIQUE ARCHITECTURALLY DESIGNED  
MEWS HOUSE WITHIN A SMALL GATED  
DEVELOPMENT.**

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

A unique architecturally designed mews house within a small gated development. This one bedroom property has high ceilings and tons of natural light throughout.

Split over two floors the property is cleverly designed with plenty of storage throughout. There is an open plan kitchen and living space with a mezzanine bedroom and bathroom on the upper floor.

Mildmay Grove North is conveniently located for all the restaurants and shops Highbury and Newington Green has to offer. Transport links include Canonbury overground also all the bus routes running from Newington Green and St Pauls Rd servicing the West End, City and Angel.

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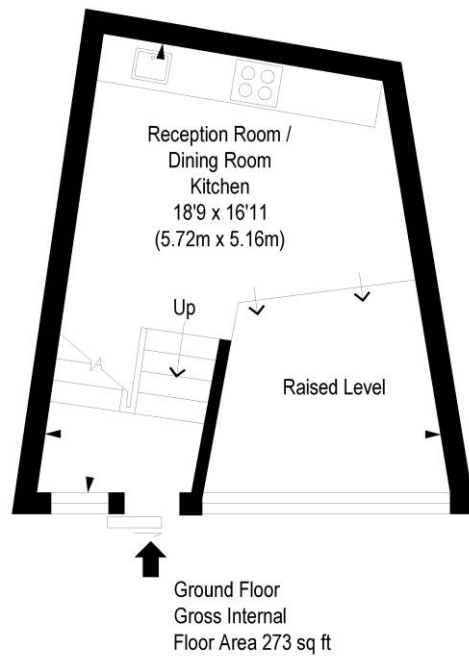
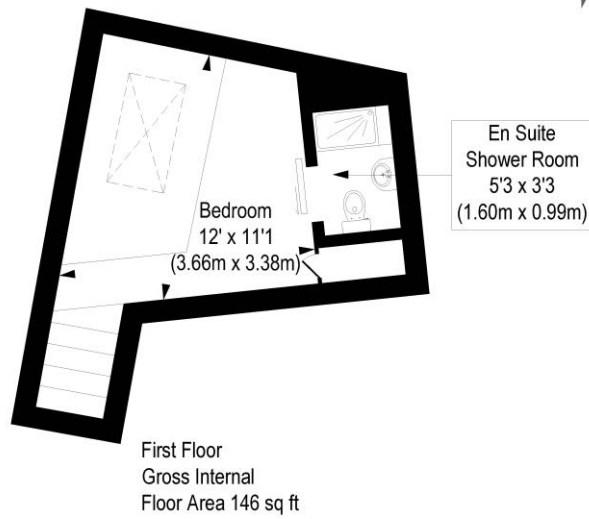




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# Colony Mews, N1

Approx. Gross Internal Floor Area 419 sq. ft / 38.97 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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