



MILDMAY ROAD, LONDON, N1
OIEO £600,000 LEASEHOLD

A SUPERB TWO BEDROOM GARDEN FLAT MOMENTS FROM NEWINGTON GREEN

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DESCRIPTION:

Set across the lower ground level of this charming end of terrace building is a two-bedroom flat. The property benefits from its own front door and boasts well-proportioned rooms throughout. Accommodation includes a master bedroom with inbuilt storage, a contemporary style bathroom, separate kitchen and a South-facing reception room. The second bedroom is positioned to the rear which leads out to a private patio garden. The property is being sold with a long lease, option to purchase share of freehold and is offered to the market chain free.

Mildmay Road is perfectly located for local, shops, cafes and restaurants situated nearby in Newington Green which is well known for its village atmosphere. Dalston is also a short distance away offering ample amenities and a lively night life whilst Upper Street is close by and provides a selection of boutique shops and bars as well as theatres and a vibrant nightlife. The green spaces of Highbury Fields and Clissold Park are also just a short distance away. Transport across London is made easy with over ground links at nearby Canonbury, providing access to the City and East London whilst Highbury and Islington (Victoria line) is the closest underground link. Numerous bus services also offer routes across London whilst international travel is facilitated from St Pancras.

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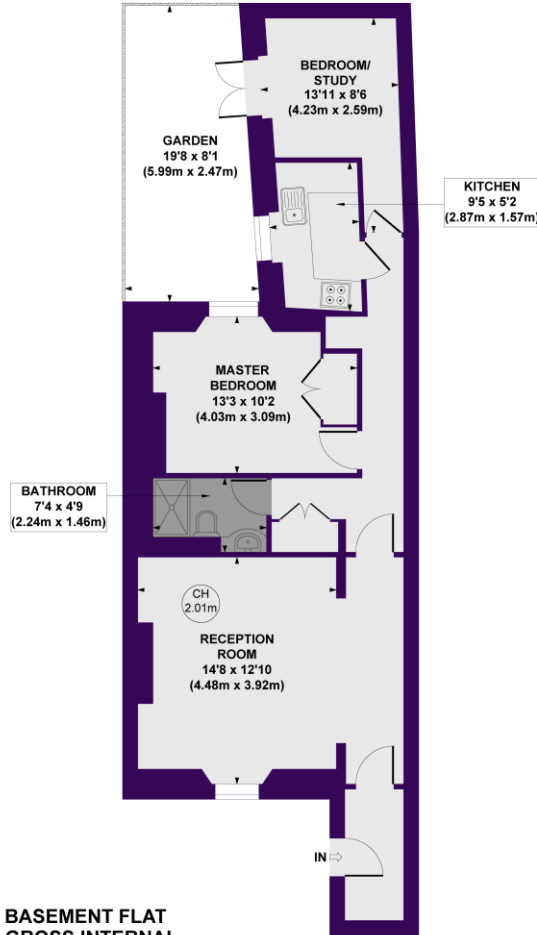


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Approx. Gross Internal Floor Area 688 sq. ft / 63.92 sq. m

Key :
CH - Ceiling Height

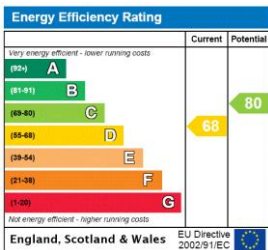


**BASEMENT FLAT
GROSS INTERNAL
FLOOR AREA 688 SQ FT**

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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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