



MILDMAY ROAD, ISLINGTON, LONDON, N1
OFFERS IN EXCESS OF £650,000 LEASEHOLD

AN 874 SQ. FT. TWO BEDROOM SPLIT LEVEL
APARTMENT SET OVER THE UPPER FLOORS
OF THIS IMPRESIVE PERIOD BUILDING IN N1

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

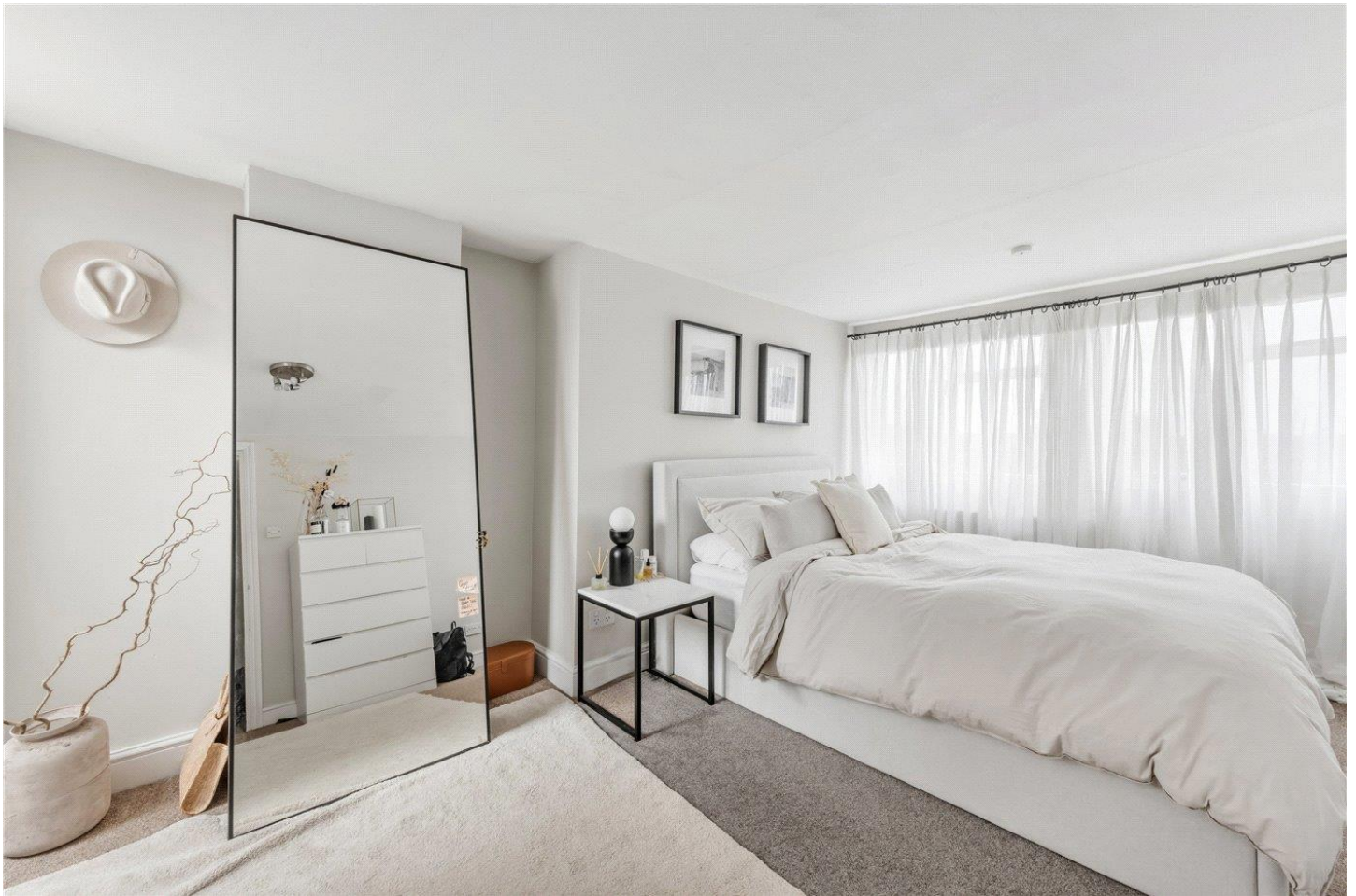
This light and airy two-bedroom apartment, spanning roughly 874 sq. ft. is set over the upper floors of this grand Victorian terrace and offers contemporary interiors alongside an abundance of period charm.

The property is accessed via well-kept communal staircase which leads to a private entrance on the first floor. A wonderfully social living room and kitchen is set out in a semi open plan style. The kitchen offers plenty of worktop and storage space whilst the living area boasts stunning cast iron fireplace and is flooded in natural light through South facing wooden sash windows. A generous double bedroom is located to the rear and provides leafy views. The three-piece family bathroom with bathtub on this level helps create a separation between the living area and bedroom. A larger than average half landing provides plenty of space as a home office or reading snug and the sizable master bedroom is located on the top floor and provides a vast amount of space alongside inbuilt storage.

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.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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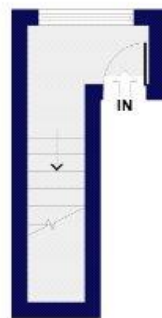
Mildmay Road, N1

Approx. Gross Internal Floor Area 874 sq. ft / 81.19 sq. m (Including Eaves)

Approx. Gross Internal Floor Area 819 sq. ft / 76.08 sq. m (Excluding Eaves)

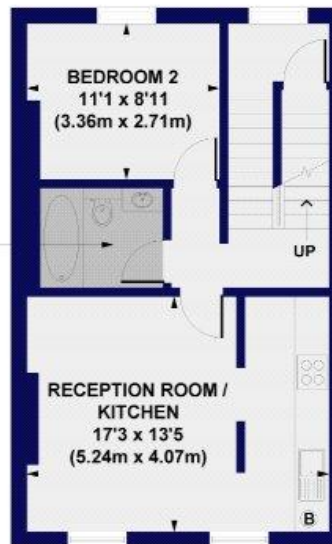


THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 343 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 47 SQ FT

BATHROOM
7'1 x 5'8
(2.14m x 1.73m)



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 484 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL160050>

Tenure: Leasehold

Term: 118 year and 8 months (Subject to change)

Service Charge: £1,900 per annum (approx.)

Ground Rent: £200 Annually (Subject to review)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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