



MILDMAY PARK, LONDON, N1  
OFFERS IN EXCESS OF £550,000 SHARE OF FREEHOLD

## A WELL-MAINTAINED ONE BEDROOM PERIOD APARTMENT WITH A SHARE OF FREEHOLD AND SHARED GARDEN

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## DESCRIPTION:

This bright and airy one bedroom flat with semi-open plan kitchen and shared garden is set over the second floor of an impressive Victorian conversion. The property is offered with a share of the freehold.

Accessed via its door on the first floor, the property is set over top floor with stunning West facing living room and kitchen offers a wonderful entertaining space and is flooded with natural light through the large sash windows. The kitchen has been beautifully designed with ample amount of storage and worktop space including a breakfast bar. The East facing double bedroom overlooks the leafy back garden and comes with fitted wardrobe. The three-piece family bathroom and a storage cupboard in the hallway.

The property is well located and offers a selection of fantastic amenities close by with numerous independent shops, cafes and restaurants including the well renowned Perila, Jolene bakery, The De Beauvoir Deli and La Belle Epoque are set just moments away. The nearby green spaces include the Clissold Park and Newington Green. Dalston Kingsland (0.5 miles away) and Canonbury station (0.4 miles away) provide the closest overground links for easy access to Shoreditch and the City whilst a variety of bus routes offer effortless access to Highbury and Islington, Upper Street and the West End.

\*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.\*

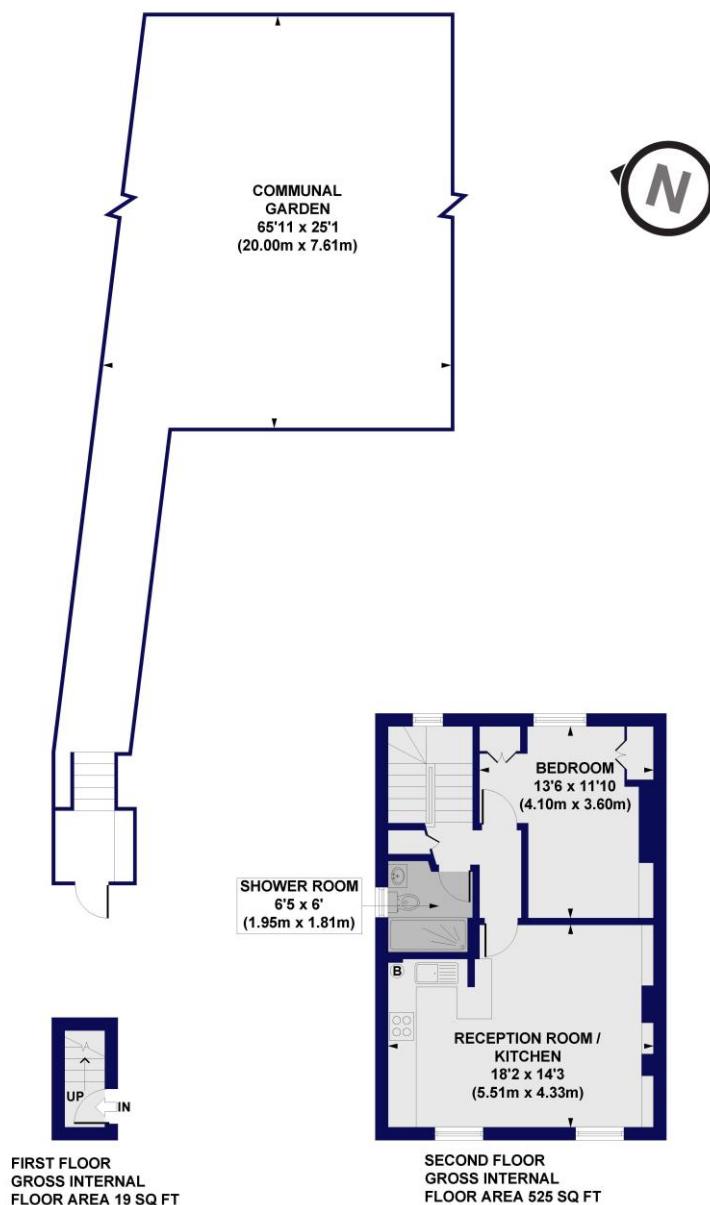
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**Mildmay Park, N1**  
**Approx. Gross Internal Floor Area 544 sq. ft / 50.51 sq. m**



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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260036>

**Tenure:** Share of Freehold

**Term:** 955 years (Subject to change)

**Service Charge:** £1884 per annum (approx.)

**Ground Rent:** £0 Annually (Subject to review)

**Council Tax Band:** D

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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