



MILDMAY ROAD, LONDON, N1
£1,200,000 LEASEHOLD

A FANTASTIC THREE BEDROOM FLAT WITH GARDEN SET OVER THE UPPER THREE FLOORS OF THIS GRAND VICTORIAN

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DESCRIPTION:

This outstanding three bedroom flat occupies the upper three floors of this handsome Victorian terrace and benefits from private raised ground floor entrance alongside substantial garden.

Spanning in excess of 1,300sqft the property is presented in fantastic condition and offers generous, light filled rooms throughout. A simply stunning living room and eat-in kitchen creates a wonderfully social entertaining space on the first floor. A truly stunning master bedroom, a large second bedroom, a separate study and the family bathroom are found on the second floor, whilst the last double bedroom and ensuite w/c are positioned on the top floor. A superb private terrace is accessed from the half landing, which leads down to an amazing 46 foot rear garden offering a vast peaceful space.

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.

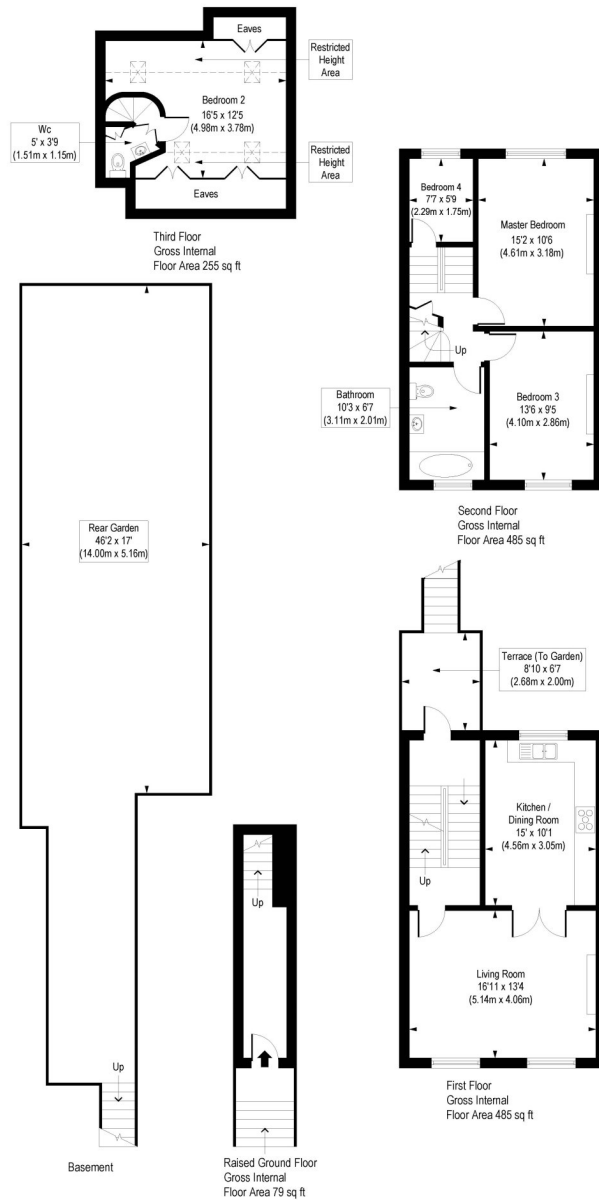
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Approx. Gross Internal Floor Area 1304 sq. ft / 121.15 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1176 sq. ft / 109.24 sq. m (Excluding Restricted Height Area & Eaves)



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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