



MILDMAY PARK, ISLINGTON, LONDON, N1
OFFERS IN EXCESS OF £750,000 SHARE OF FREEHOLD

A WELL-PRESENTED TWO BEDROOM RAISED GROUND FLOOR FLAT WITH PRIVATE GARDEN

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DESCRIPTION:

This superb two-bedroom flat is set over the raised ground floor of this impressive Victorian conversion and offers bright and airy rooms across 770 sq. ft. of internal space.

A stunning South-East facing living room and North -West facing 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 whilst the dining area is set to the rear of the property alongside access to the private rear garden. Both double bedrooms are of equal proportions whilst there's also a three piece family bathroom with a bathtub and overhead shower attachments.

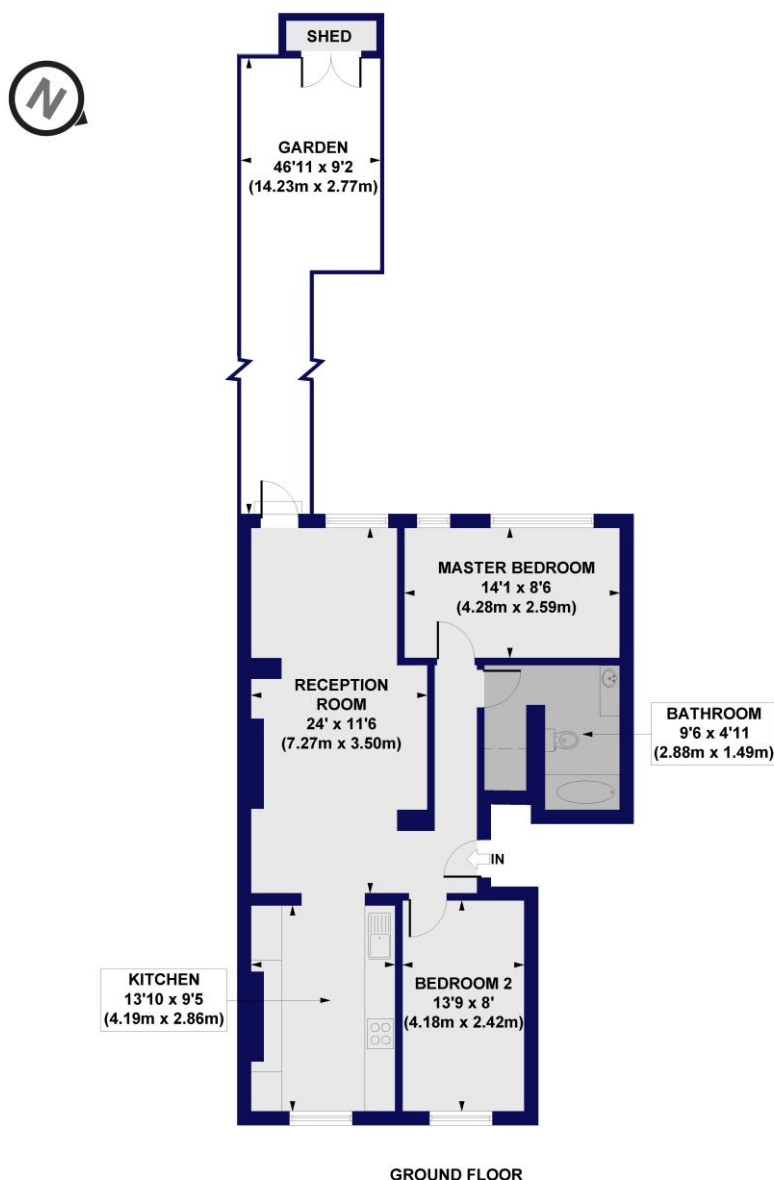
The property is well located and offers a selection of fantastic amenities close by with numerous independent shops, cafes and restaurants including the well renowned Perila, Jolene bakery, The De Beauvoir Deli and La Belle Epoque are set just moments away. The nearby green spaces include the Clissold 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.

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Mildmay Park, N1
Approx. Gross Internal Floor Area 770 sq. ft / 71.50 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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL210281>

Tenure: Share of Freehold

Term: 141 year and 10 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

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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