



MILDMAY GROVE NORTH, LONDON, N1
£400,000 LEASEHOLD

A STUDIO WITH POTENTIAL TO DEVELOP MOMENTS FROM NEWINGTON GREEN

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DESCRIPTION:

This property offers a fantastic development opportunity subject to planning permission, currently setup as a ground floor studio with undeveloped basement connected. The property spans over 750sqft across both floors, with a private patio to the rear.

Mildmay Grove North is perfectly located for local shops, cafes and restaurants situated nearby on Newington Green which is well known for its village atmosphere. Upper Street is a short distance away and provides a selection of boutique shops, and bars as well as theatres and a vibrant nightlife. The green space of Clissold Park is close by and transport across London is made easy with over ground links at Canonbury and Essex Road providing easy access to the City and East London whilst Highbury and Islington (Victoria line) is the closest tube link. Numerous bus routes are found nearby making access across London easy and international transport is facilitated from St Pancras.

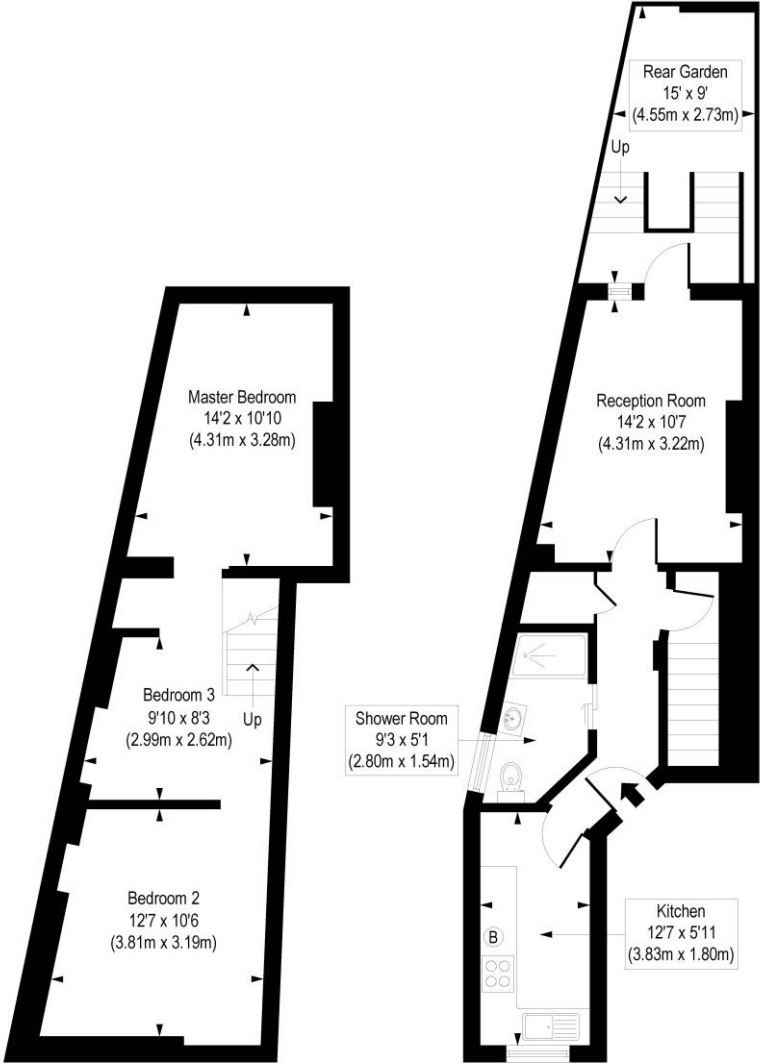
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Approx. Gross Internal Floor Area 757 sq. ft / 70.38 sq. m

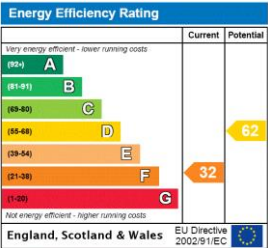


Basement
Gross Internal
Floor Area 401 sq ft

Ground Floor
Gross Internal
Floor Area 356 sq ft

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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