

FLAT A, MILD MAY ROAD, N1  
**£675,000 LEASEHOLD**

## STUNNING REFURBISHED 2 BED WITH PRIVATE SOUTH FACING GARDEN

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## DESCRIPTION:

This beautiful two-bedroom, period conversion located on the lower ground floor of this stunning Victorian conversion stands at nearly 900sqft. The property provides ample living space, abundant storage, and stylistic decor. The flat benefits from an open plan living room/kitchen-diner flooded with natural light thanks to the large bi folding doors. Walk straight through and it leads directly onto your own wondrous south facing, private garden. The flat benefits from a generous family bathroom and a larger than average master bedroom whilst the second bedroom allows for an excellent guest room or home office. To the rear of the garden, there is also a bespoke work from home office which offers a second versatile space.

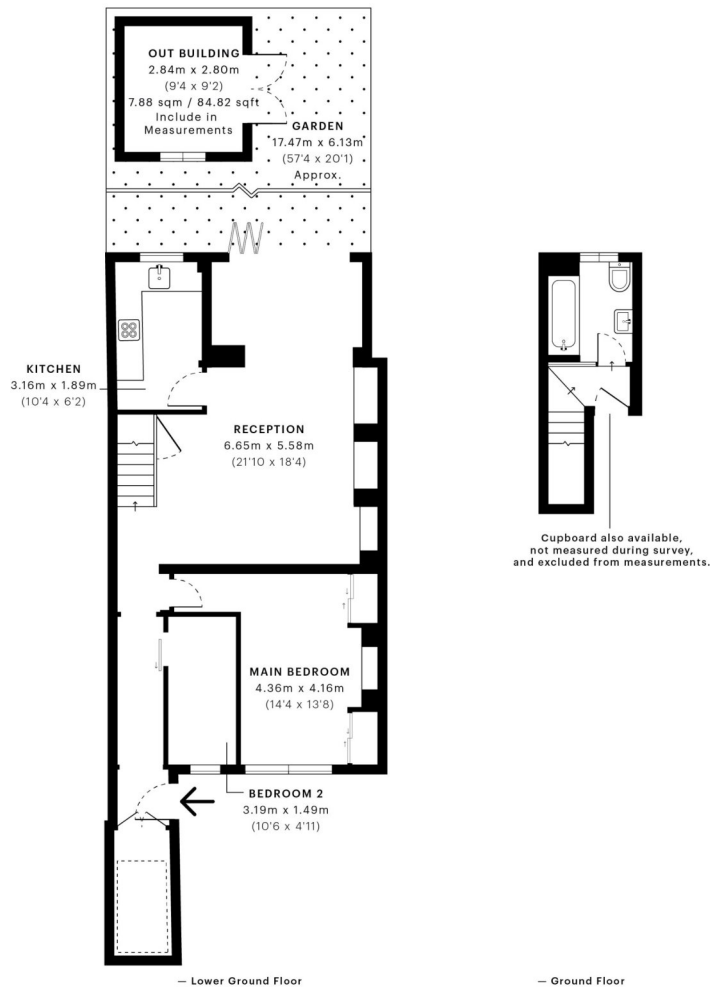
Mildmay Road is perfectly located for local, shops, cafes and restaurants situated nearby in Newington Green which is well known for its village atmosphere. Dalston is also a short distance away offering ample amenities and a lively night life whilst Upper Street is close by and provides a selection 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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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
80.04 sqm / 861.54 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
72.77 sqm / 783.29 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
2.59 sqm / 27.88 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 77.85 sqm / 837.97 sqft  
IPMS 3C RESIDENTIAL 73.52 sqm / 791.36 sqft

SPEC ID: 6130ea961c4af60db6d841b7

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.