



MITCHISON ROAD, LONDON, N1
£825,000 LEASEHOLD

A BRIGHT AND BEAUTIFULLY PRESENTED TWO BEDROOM TOP FLOOR APARTMENT

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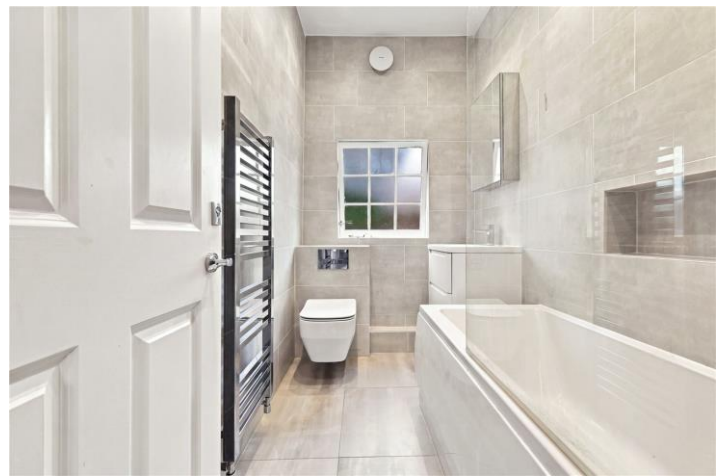
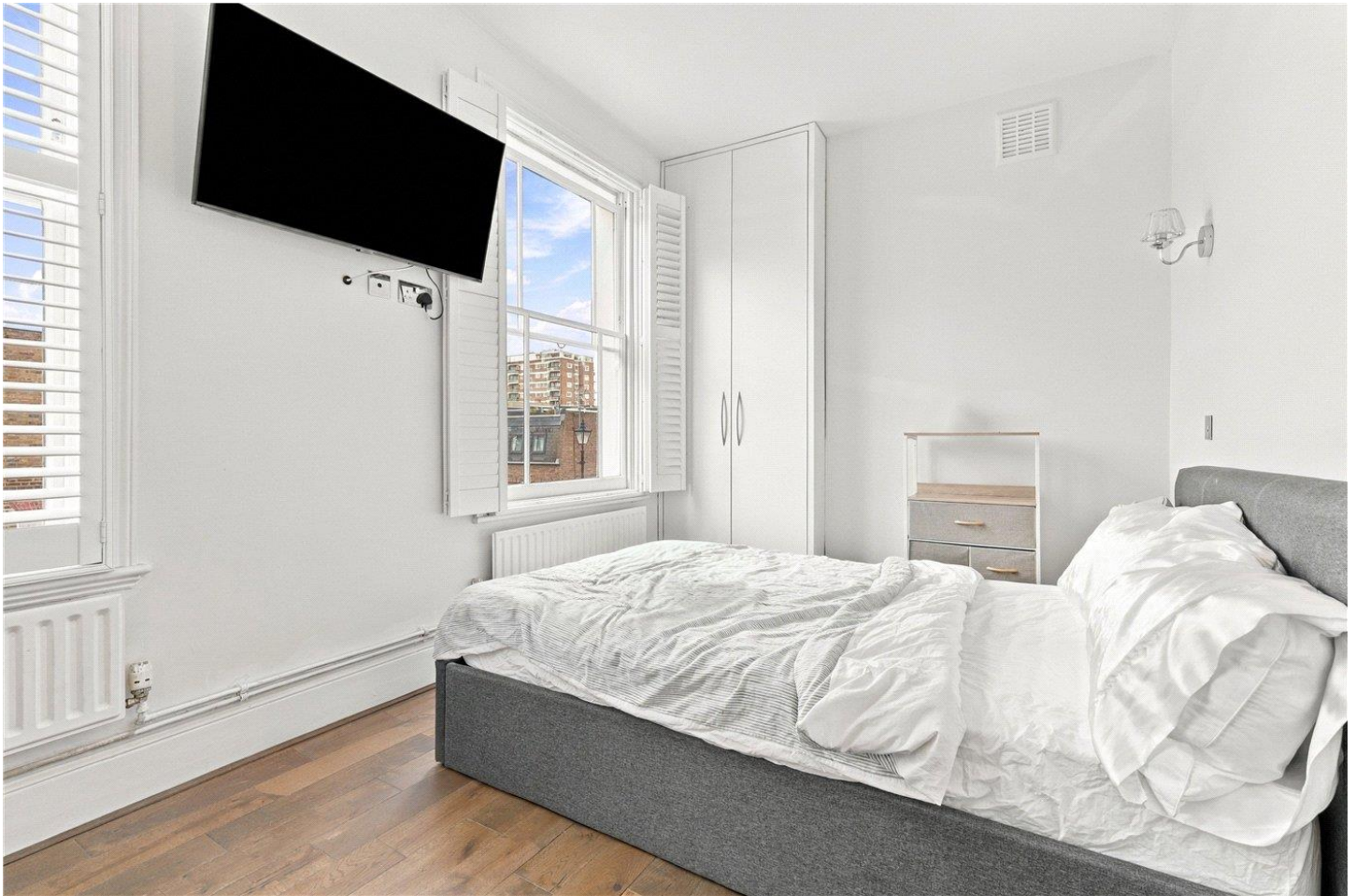
DESCRIPTION:

A beautifully refurbished two double bedrooms, one-bathroom, semi-open plan kitchen/ living room apartment in a well maintained converted Victorian house, in the heart of East Canonbury, blending timeless architectural charm with modern day living.

Set across the top floor of a handsome mid-terrace Victorian townhouse, this 886 sq.ft. (approx) home had been tastefully refurbished in 2021. The result is a calm and elegant space that celebrates both the building's period heritage and the softness of contemporary design with solid oakwood flooring, underfloor heating in the kitchen and bathroom, bespoke alcove units and shelves, shutter blinds on every window, refreshed wardrobes in the bedrooms, and AEG kitchen appliances that include microwave, oven, hob, dishwasher, washing machine & dryer. The property is complete with under-road bike/storage cupboard and offers potential to add second bathroom as well as development of loft storage space (subject to necessary consents and planning permissions)

Mitchison Road is a tranquil street, perfectly located for all that Islington has to offer. Both Essex Road and Canonbury Overground stations are easily accessible, 0.5 and 0.3 miles away, with numerous bus routes along Essex Road connecting you to the City, Central London, and beyond. Newington Green and De Beauvoir are just a short distance away, both known for their vibrant communities and diverse amenities. Upper Street, Highbury & Islington, and Angel are also very nearby. For nearby green spaces, head to Highbury Fields or Clissold Park, both offering open areas, tennis courts, and popular dog-walking routes. Around Essex Road, you'll find independent shops like the renowned cheesemonger Neal's Yard Dairy and the children's boutique Molly Meg, as well as some of the best places to eat and drink in the capital. Recent favourites include Goodbye Horses, The Brave, and Godet.

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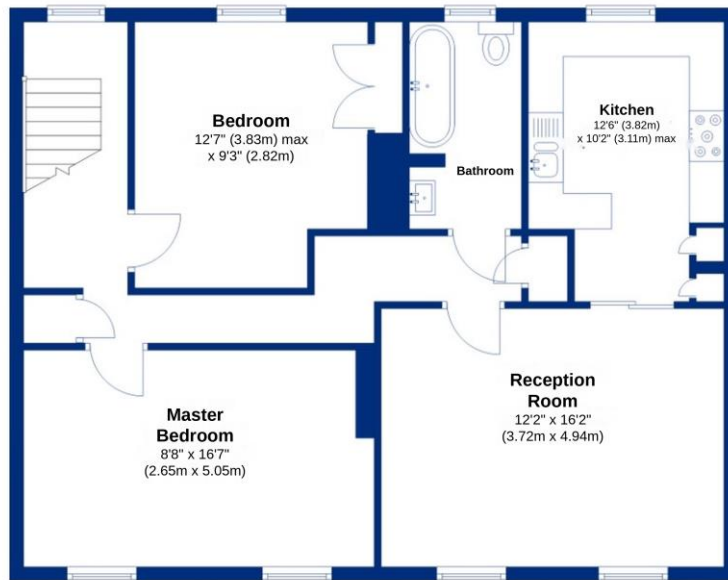
Total area: approx. 886.3 sq. feet (82.3 sq. metres)



Ground Floor
Approx. 67.8 sq. feet (6.3 sq. metres)



First Floor
Approx. 818.5 sq. feet (76.0 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
• @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.

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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	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260515>

Tenure: Leasehold

Term: 114 year and 0 months (Subject to change)

Service Charge: £700 per annum (approx.)

Ground Rent: £10 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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