



ELYSIAN MEWS, LONDON, N7  
OFFERS IN EXCESS OF £1,350,000 FREEHOLD

**A BRIGHT THREE BEDROOMS, TWO  
BATHROOMS, MEWS HOUSE WITH GATED  
ENTRANCE AND A PRIVATE GARDEN/ PATIO**

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## DESCRIPTION:

Accessed via a private pathway is this bright, 2014 built, modern, high spec, 1209 sq. ft. (approx.), three bedrooms, two bathrooms mews house with a separate kitchen, and a private garden in a gated development.

The ground floor hosts fully fitted kitchen with NEFF appliances, a W/C, and a grand living room that opens onto the front garden with large sliding patio doors flooding the property with natural light. The first-floor hosts two double bedrooms with fitted wardrobes, a Juliette balcony from one of the bedrooms, and a three-piece family bathroom with a bathtub. The luxurious en-suite bedroom with dressing area, separate desk space, and fitted wardrobes is located on the third floor. The property also benefits from underfloor heating in the bathrooms and is fitted with Vent Axia air purification system throughout.

This property is well connected with Caledonian Road station (Piccadilly Line) 0.3 miles away, Drayton Park (Great Northern Line) 0.5 miles away, Highbury & Islington Station (Victoria, Mildmay and Windrush Lines) 0.6 miles away, and a number of great bus routes taking you into the City and West End. The restaurants, bars and boutiques of the ever-popular Upper Street are all within walking distance. The green open spaces of Paradise Park are just opposite the property and Highbury Fields is only 0.6 miles away.

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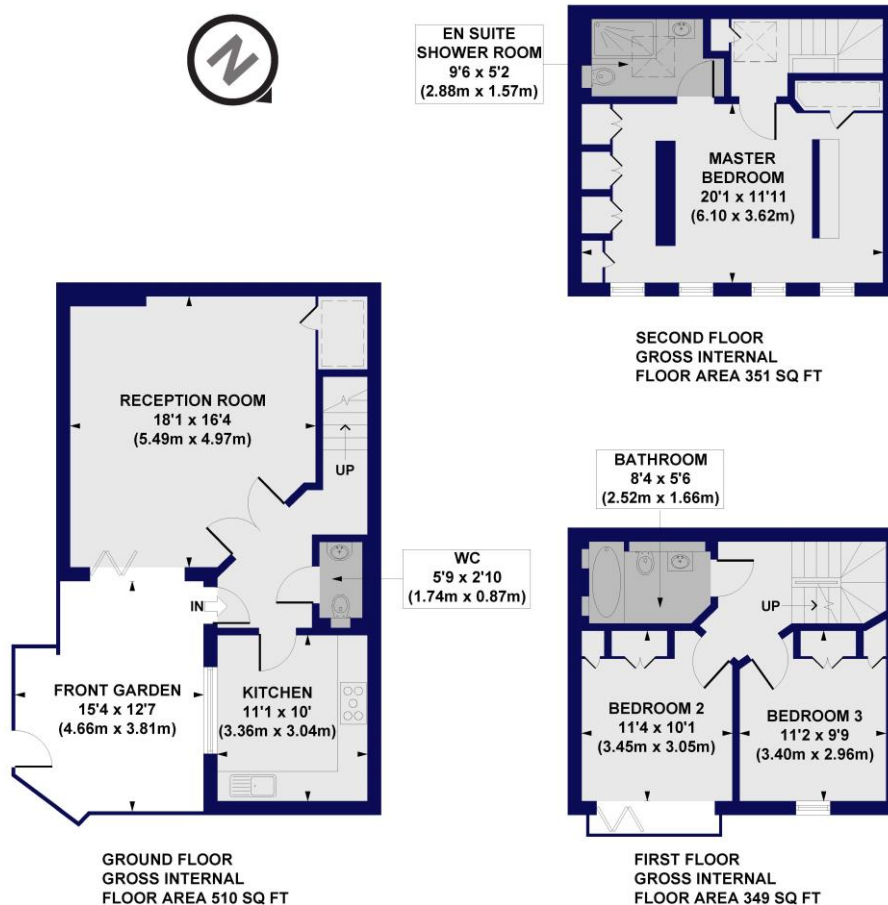




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# Elysian Mews, N7

Approx. Gross Internal Floor Area 1209 sq.ft / 112.35 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	79 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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