



ELYSIAN MEWS, LONDON, N7  
OFFERS IN EXCESS OF £1,300,000 FREEHOLD

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

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently





## 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.

**Winkworth**

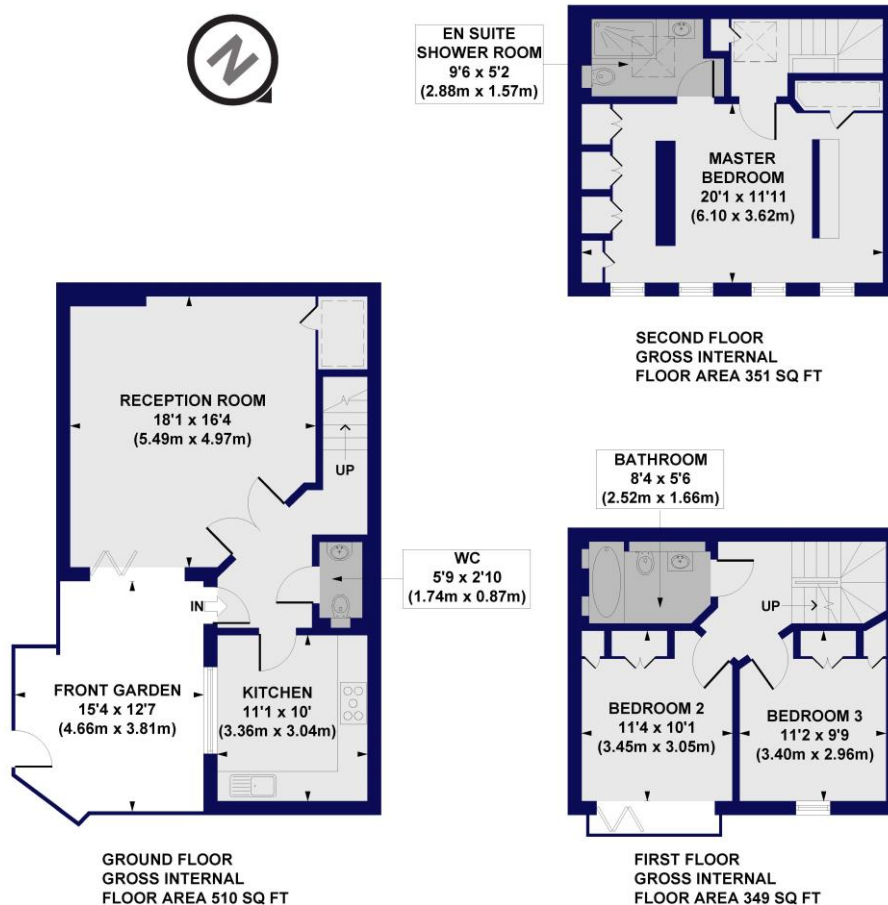




Winkworth

# 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.

**Winkworth**

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		

<https://www.winkworth.co.uk/sale/property/ISL230314>

**Tenure:** Freehold

**Council Tax Band:** F

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.

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.