



Mildmay Road, London

N1



Beyond your expectations

A smart one bedroom apartment in Newington Green

EPC:D

Hamptons International

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Share of freehold | 1 bedroom | top floor | newly renovated freehold | light interiors | separate kitchen | attic space | study area | living room | bathroom

Asking Price £550,000 Share of Freehold

Description

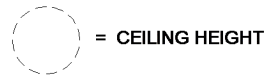
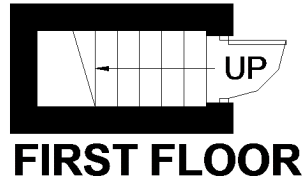
A fantastic apartment located on the top floor of this period house. Offering a good amount of space the apartment benefits from a double bedroom to the rear with built in wardrobes. A beautiful living room to the front which is south facing with two windows and high ceilings. The kitchen is located on the floor above and gives access to a large amount of attic storage space. On the landing is a study space with large rear facing window. Throughout the property is well presented and recently decorated. The freehold has recently undergone a vast renovation including the inner communal areas.

Location

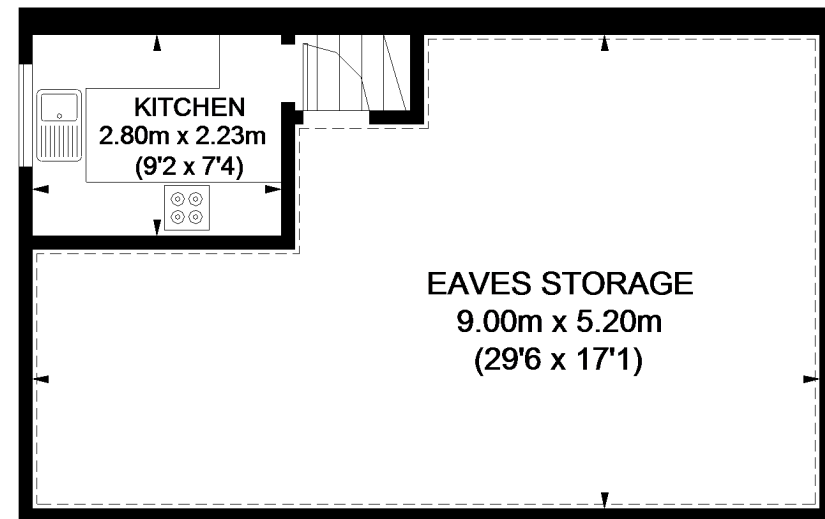
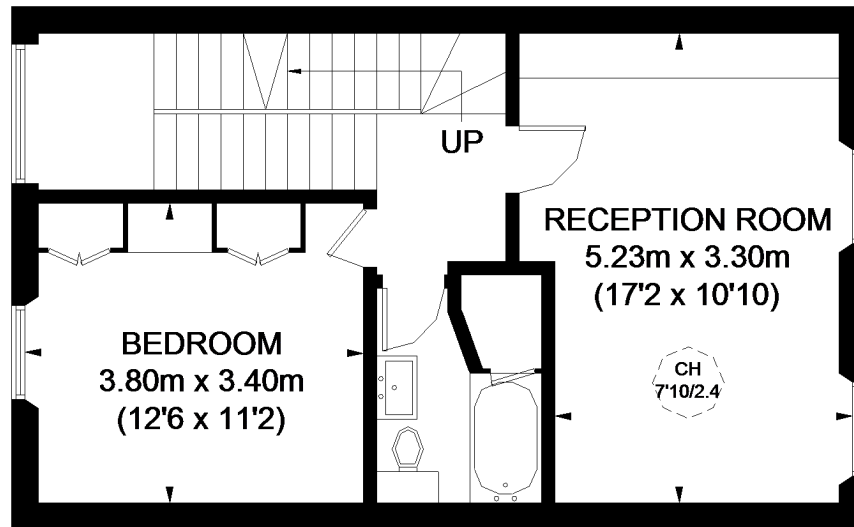
Ideally located for Newington Green and Canonbury with all its shops, delis, boutiques and restaurants close by. Canonbury Station is moments away for transport across town and the green spaces of Clissold Park and Highbury Fields are within a ¼ mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



MILDMAY ROAD



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING EAVES STORAGE /
REDUCED HEADROOM)

FIRST FLOOR = 18 SQ. FT. (1.7 SQ. M.)
SECOND FLOOR = 517 SQ. FT. (48 SQ. M.)
THIRD FLOOR = 81 SQ. FT. (7.5 SQ. M.)
EAVES STORAGE / REDUCED HEADROOM
413 SQ. FT. (38.4 SQ. M.)
TOTAL = 1029 SQ. FT. (95.6 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID277413)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

