



MILDMAY GROVE NORTH, LONDON, N1
£1,600,000 FREEHOLD

AN AMAZING 3/4 BED HOUSE MOMENTS FROM NEWINGTON GREEN

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DESCRIPTION:

A wonderful Victorian mid-terrace house located on a popular residential street within the Newington Green conservation area. Spanning in excess of 2,000sqft, the property is flooded with natural light, has an abundance of storage and boasts well-proportioned rooms throughout. Accommodation comprises of an open plan living, dining and kitchen area across the lower ground floor with a designated utility room positioned to the rear along with access to a private 64' garden. The double reception is found on the raised ground floor, with a w/c found on the half landing. The master bedroom is positioned on the first floor, with the added benefit of having an en-suite bathroom and walk in wardrobe. Two further double bedrooms are located on the second floor, with another bathroom found on the top floor.

Mildmay Grove North is perfectly located for local shops, cafes and restaurants situated nearby on Newington Green which is well known for its village atmosphere. Upper Street is a short distance away and provides a selection of boutique shops, and bars as well as theatres and a vibrant nightlife. The green space of Clissold Park is close by and transport across London is made easy with over ground links at Canonbury and Essex Road providing easy access to the City and East London whilst Highbury and Islington (Victoria line) is the closest tube link. Numerous bus routes are found nearby making access across London easy and international transport is facilitated from St Pancras.

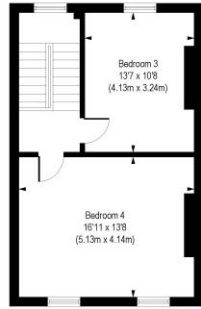
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Mildmay Grove North, N1

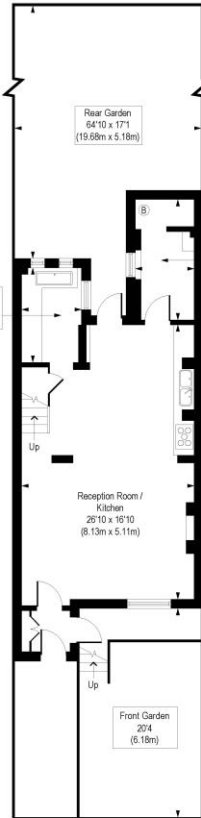
Approx. Gross Internal Floor Area 2029 sq. ft / 188.48 sq. m



Second Floor
Gross Internal
Floor Area 470 sq ft



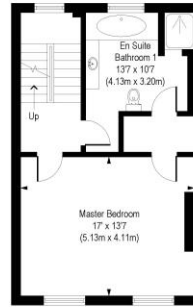
Third Floor
Gross Internal
Floor Area 40 sq ft



Lower Ground Floor
Gross Internal
Floor Area 573 sq ft



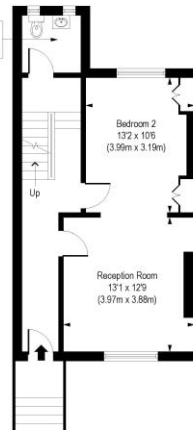
Storage
11'9 x 3'9
(3.56m x 1.74m)



First Floor
Gross Internal
Floor Area 465 sq ft



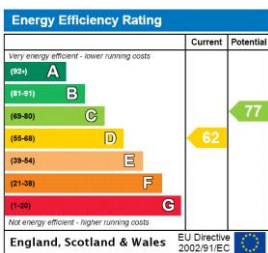
Wc
5'9 x 5'7
(1.74m x 1.70m)



Raised Ground Floor
Gross Internal
Floor Area 461 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.



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