



Mildmay Road, London, N1

Nestled on the lower level of this imposing end of terrace period property is this two bedroom garden flat.

Accessed via its own front door, the entrance is ready to be renovated into an inviting greeting space.

The lounge is away to your left, south facing (looking at the communal front garden), it's a spacious room, with flexibility on how it could be presented, this leads onto an I shaped hallway which serves the remainder of the property.

There is a large storage unit en route to the shower room, which is well appointed, boasting floor to ceiling tiles.

The larger of the two bedrooms overlooks the rear patio and has a fitted wardrobe.

The kitchen splits the two bedrooms, also overlooking the outside space, it has all of the usual under counter appliances, with the exception of the fridge freezer which is housed in the hallway.

Finally the smaller of the two rooms, is to the rear of the property, which also serves as the access to the private, paved patio.

This apartment is ready for an upgrade and would make an ideal investment.

It's superbly located in the heart of the Newington Green conservation area, with both Dalston/Kingsland Road and Canonbury stations being close by.

The property is offered chain free with vacant possession.

- Period conversion
- Two bedroom garden flat
- Own front door
- Ideal investment opportunity
- No onward chain
- Excellent local amenities
- Host of transport links
- Moments from Newington Green
- Newington Green conservation area

Asking price £600,000


Mildmay Road, N1 4NE

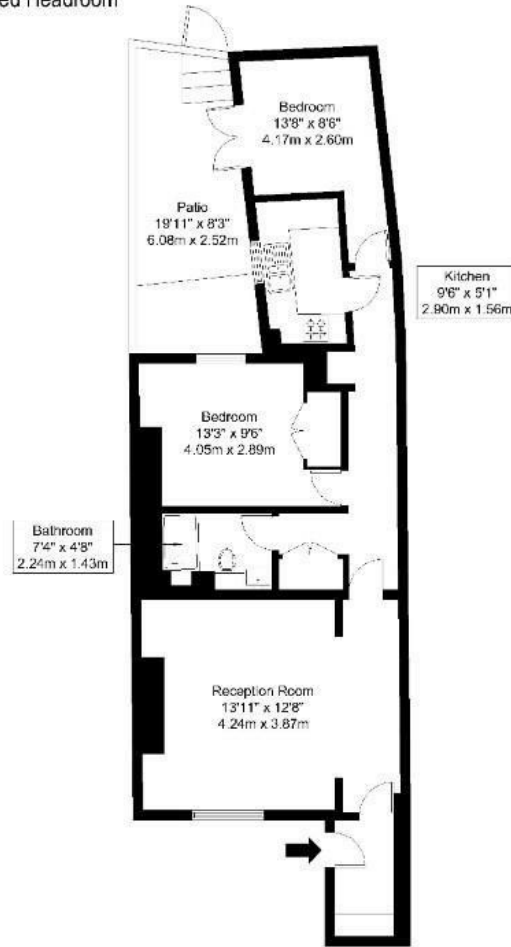
Approx Gross Internal Area = 65.4 sq m / 704 sq ft

Reduced Headroom = 0.5 sq m / 5 sq ft

Patio = 14.6 sq m / 157 sq ft

Total = 80.5 sq m / 866 sq ft

 Reduced Headroom



Ground Floor

Ref:

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	