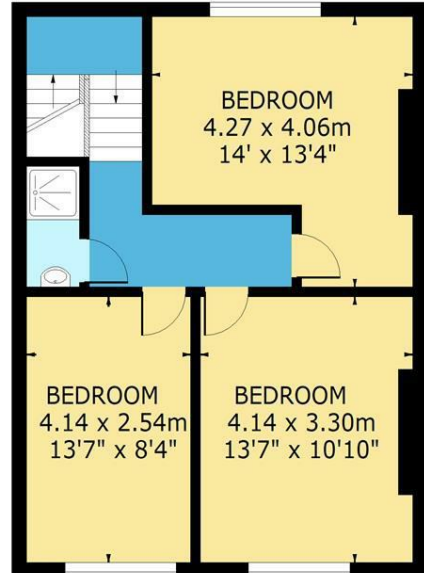
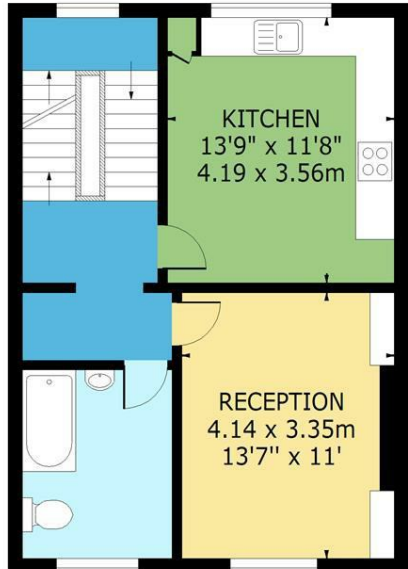
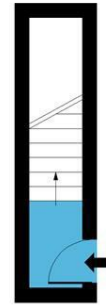


Mildmay Grove South, N1
 Approx. Gross Internal Area 1142 Sq Ft - 106.09 Sq M



FIRST FLOOR
ENTRANCE

SECOND FLOOR

THIRD FLOOR
THE STOW
BROTHERS



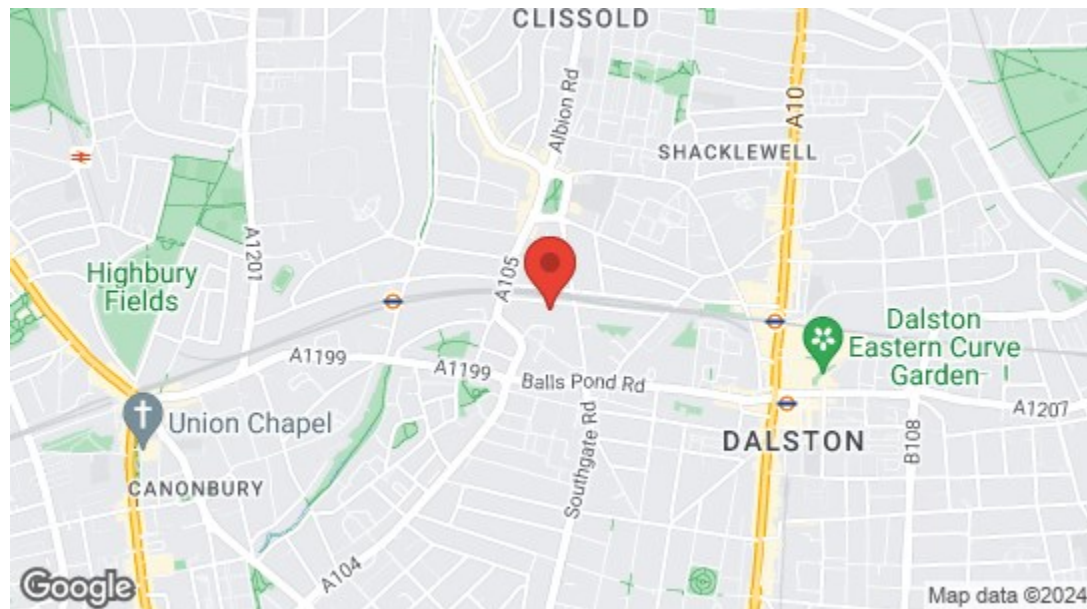
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
 ipaplus.com

Date: 7/11/2024

EST **THE STOW BROTHERS** 2014
 SALES/LETTINGS/NEW HOMES/MANAGEMENT



Mildmay Grove South, Islington
£4,200 Per Month
 4 bed, Maisonette



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	



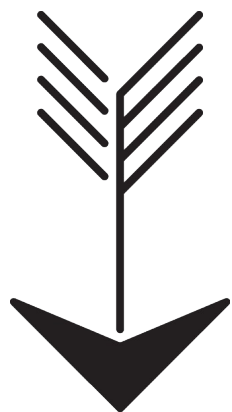
S/B

➔ E17 Office
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

➔ E11 Office
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

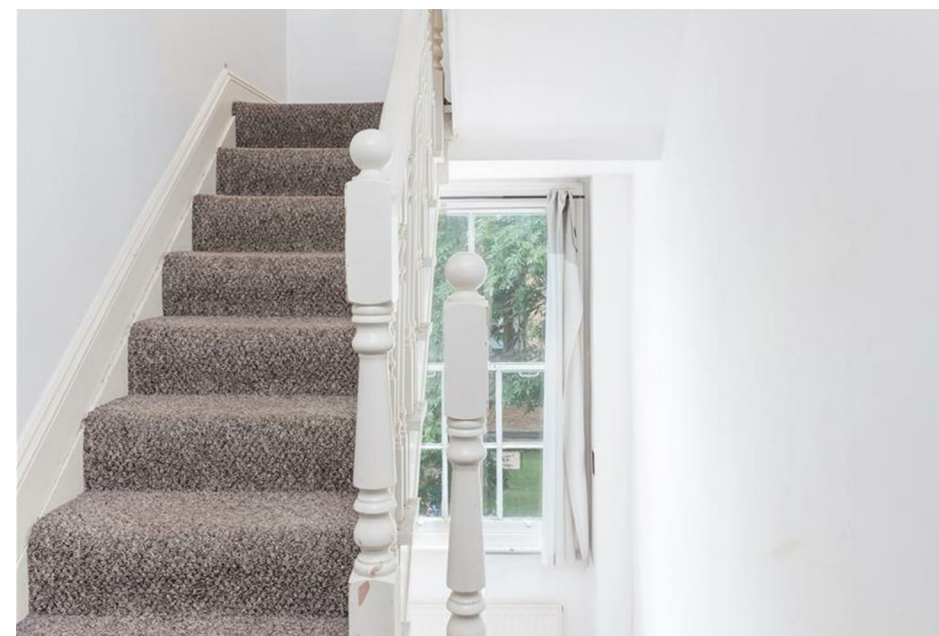
➔ E4 Office
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
 f i t @stowbrothers



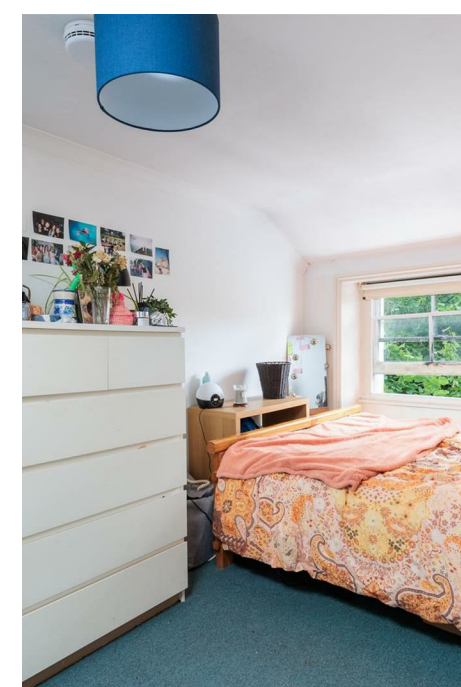
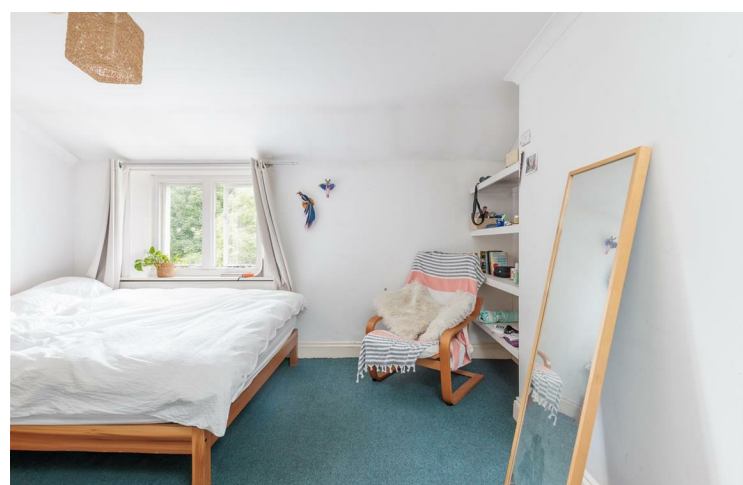
Features

- Substantial Georgian Townhouse
- Three-Four Bedroom Maisonette
- Tree Lined Street
- Excellently Located
- Cafes, Eateries and Bars Of Newington Green Nearby
- Highbury Fields Short Walk Away
- Close To Canonbury Overground



A bright and spacious three-four bedroom apartment, arranged across the top two floors of a substantial Georgian townhouse, making the most of those vast period proportions. You are conveniently located within easy reach of Dalston and Canonbury stations.

Between Dalston High Street and the gastropubs of Islington, you have a wide range of nightlife at your fingertips. A perfect match for wherever your mood takes you.



WHAT ELSE?

- Highbury & Islington has it's own well deserved chapter of the Capital's music history. Legendary venues like the Highbury Garage, Union Chapel and Hope & Anchor are all within easy reach.
- The open green space of Highbury Fields is around a fifteen minute stroll, perfect for morning runs or afternoon picnics. There're also tennis courts.
- Your new local is The Snooty Fox, a vibrant, lively gastropub, just a third of a mile away on foot.





➤ IF YOU LIVED HERE...

Climb the stairs to your front reception room, 150 square feet with hardwearing biscotti carpet, open shelving on either side of the chimney breast, and a sash window framing leafy views. This could easily be used as a fourth bedroom, with the kitchen/diner next door offering plenty of social space at a substantial 165 square feet, featuring chessboard flooring and a generous suite of pristine cream cabinetry.

Your first floor is completed by the bathroom, another unusually generous space with a smoky sash window framing another leafy green view, timeless vinyl underfoot, and a shower over the tub. Upstairs are your three main bedrooms, all solid doubles ranging from 115 to 180 square feet - no box rooms here - and all with cosy carpeting, pristine white paintwork, and elevated, leafy views.

Step outside and you're just ten minutes' walk from Canonbury overground, for a range of direct North London destinations. It's also just a one stop hop to Highbury & Islington, for the Victoria line and four minute connections to King's Cross, putting the heart of London and its lovely new canalside developments barely fifteen minutes away, door to door. Or just hop off at Highbury & Islington for a whole host of legendary bars, theatres and music venues.

