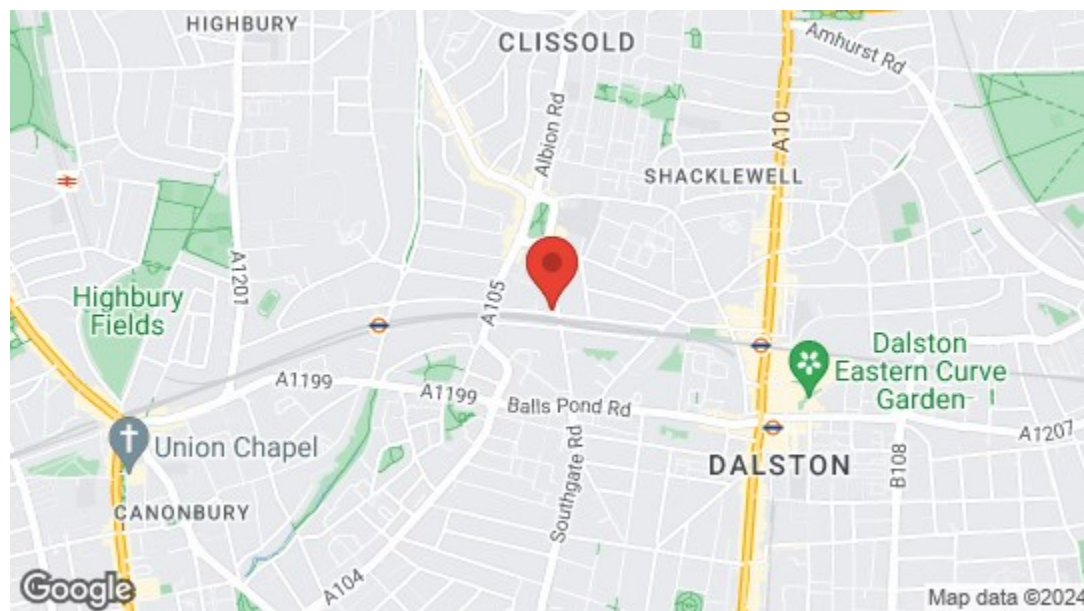


First Floor

Total Area: 54.0 m² ... 581 ft² (excluding roof terrace)
 All measurements are approximate and for display purposes only.



Mildmay Park, Islington
£2,800 Per Month
 2 bed, Apartment - Conversion



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Features

- Generous Two Bedroom Apartment
- Period Conversion
- Large Roof Terrace
- Great Transport Links Neaby
- Moments From Cafes, Restaurants and Bars Of Newington Green
- Available Furnished Or Unfurnished
- Available 16th September



A bright and generous two bedroom apartment, sat on the first floor of a substantial period townhouse. You have a smart timber terrace with rooftop views, and Canonbury station is just a half mile on foot.

Handily located between Dalston and Islington, you have two very different flavours of nightlife to chose from, both within easy reach.



WHAT ELSE?

- Canonbury station is around a ten minute walk for direct connections to Hackney Wick, Stratford, Camden Town and Hampstead Heath. Highbury & Islington is just three minutes' ride for a quick swap to the Victoria line.
- Newington Green is less than five minutes away and great for a morning run, while if you really want to stretch your legs the open greenery of Highbury Fields and Hackney Downs Park are both about twenty minutes on foot.





➤➤ IF YOU LIVED HERE...

Climb the stairs for your entrance hall, with plenty of often overlooked incidental space and natural light. Your handsome lounge is a substantial 170 square feet, with the high ceilings and large windows of the period. Blonde engineered hardwood flows underfoot, and here's also where you access the generous roof terrace with fresh timber decking underfoot and enviable rooftop views.

Back inside, that sleek engineered hardwood continues into your principal bedroom, a bright and sizable, double of 170 square feet with chrome fittings and original sash window. Next door bedroom two's a similarly styled eighty five square footer. Elsewhere, your kitchen's nicely decked out in cream cabinetry and marbled work surfaces, while your bathroom's tiled from top to toe in a similar marbled finish, with rainfall shower over the tub.

Outside and you have the bustling social scene of Dalston just ten minutes away in one direction, while a twenty minute stroll the other way takes you to Highbury & Islington station. This is the heart of an enviable collection of legendary nightspots, theatres and music venues, from the tranquil Union Chapel, to the buzzing Highbury Garage and the classic Hope & Anchor. Even closer to home, The Snooty Fox is a fine new local with real ales and delicious burgers.

