



HUNTERS[®]
HERE TO GET *you* THERE

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Mildmay Road, London, N1

Offers In Excess Of £900,000

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Set within a stunning period building, this fantastic split level garden flat offers 980 sq ft. of internal accommodation and sole use of a 48ft garden. Benefiting from its own entrance and rarely available on the open market, this wonderful period conversion comprises; large open plan, dual aspect kitchen reception room, master bedroom, double guest bedroom, modern bathroom and ample storage throughout. There is potential to extend to the rear (STPP). The property is being sold with a shared freehold & is chain free.

Mildmay Road is tree lined residential street located only moments from the many bars, restaurants and coffee houses of Newington Green and Dalston. Transport links include, Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of bus routes into The City and West End.

185 Church Street, Stoke Newington, London, N16 0UL | 0207 2497 499
stokenewington@hunters.com | www.hunters.com



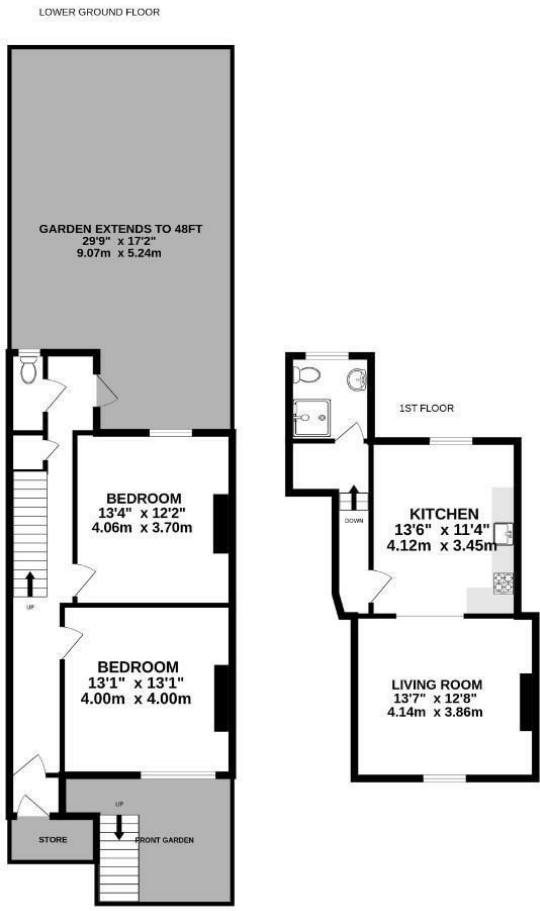
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KEY FEATURES

- Two double bedroom, split level maisonette
- Sole use of large garden to rear
- Close to 1000 sq.ft of internal accommodation
- Potential to extend STPP
- Share of Freehold
- Sold Chain Free







TOTAL FLOOR AREA: 980sq.ft. (91.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	
68	77
EU Directive 2002/91/EC	
England & Wales	

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	
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