



Mildmay Road

Islington, N1

Asking Price £650,000

A stunning 2 double bedroom top floor maisonette with large private South facing roof terrace located in an imposing Victorian building moments from Newington Green and Dalston.

CHESTERTONS



Mildmay Road

Islington, N1

- 2 double bedrooms
- Open-plan kitchen/living room
- Large private South facing roof terrace
- Tree-lined road
- Moments from Newington Green



A stunning 2 double bedroom top floor maisonette with a wonderful private South facing roof terrace located in an imposing Victorian building moments from Newington Green and Dalston. The property is light-filled & spacious with accommodation comprising; charming open-plan living/kitchen room with exposed floor boards & 3 sash windows. The kitchen is tucked away perfect for entertaining; double bedroom located to the rear with plenty of space for furniture and featuring 2 large sash-windows; the bathroom features full-sized bath with overhead shower; upstairs you'll find another light filled spacious bedroom with an abundance of character with the exposed beams. of particular note may be the neatly nestled work area, perfect for home working. One of the best features of this property is the private south facing sun-filled roof terrace which is accessed from the landing. The property is conveniently located on Mildmay Road, a quiet elegant tree lined street running from Newington Green down towards the bustle of Kingsland Road in Dalston or short walk or cycle ride to Clissold swimming pool or Clissold Park (with tennis courts, skate board park and large specialist kids playground). This is one of the coolest/trendiest parts of town and the amenities of M&S foodhall, a large Sainsbury's supermarket, Tesco Express and Ridley Road street market on the doorstep. Transport is equally impressive with three bus stops within short walking distance providing fast and convenient bus services to Islington, the City, Central London and the West End. Moreover the North London line at Dalston Kingsland provides direct east west travel between Richmond and Stratford and connection to the Victoria Line at Highbury and Islington whereas the East London Line at Dalston Junction provides direct travel to the south and east including New Cross, Crystal Palace, West Croydon and Clapham Junction and connections to Canary Wharf either by Jubilee Line (Canada Water) or DLR (Shadwell). The localised cafes & restaurants of Newington Green are at the end of the road, just moments away. Broadway Market & London Fields offer yet more options both for green space and boutique shops with restaurants offering food from around the world.

Tenure: Share of Freehold 88 years 11 months

Service Charge: £409.8 This is the share towards the buildings insurance. Additional expenditure is on an ad hoc basis.

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: C

Chestertons Islington Sales

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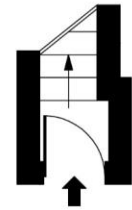
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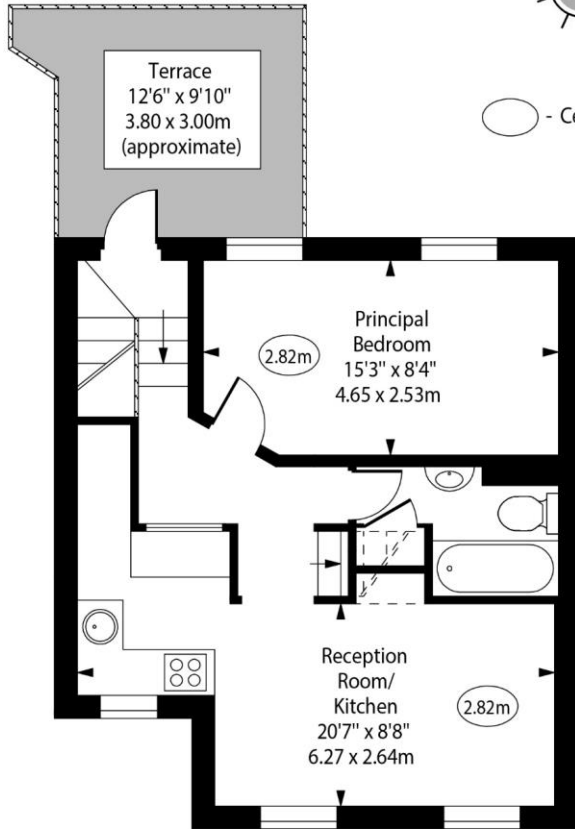
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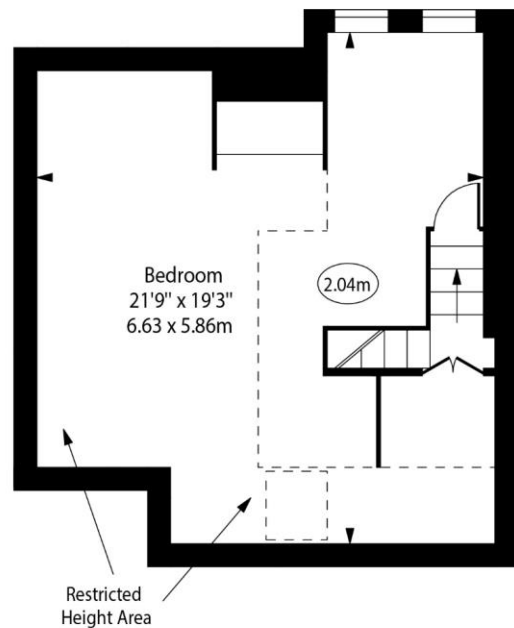
○ - Ceiling Height



Raised
Ground Floor
Entrance



First Floor



Second Floor

Approx Gross Internal Area

630 Sq Ft - 58.53 Sq M

Approx. Floor Area Including Restricted Heights

852 Sq Ft - 79.15 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 021503R

