



# Mylne Street

Clerkenwell, EC1R

Asking Price £3,300,000

Built in c. 1828, this substantial end of terrace Grade II listed family home spans in excess of 2,500 sqft and is arranged over five levels, enjoys a generous garden and is set next to Myddelton Square gardens, only moments from Amwell Street.



# Mylne Street

## Clerkenwell, EC1R

- Constructed in c. 1828
- Grade II listed
- Five bedrooms
- Three bathrooms
- Five storeys
- Plenty of period detail throughout
- Peaceful setting moments from Myddelton Square and Amwell Street
- Well located for access to Angel & Upper Street



Accommodation is well proportioned, comprising; a grand entrance hallway with detailed panelling, corbels and coving which leads to the kitchen/dining space on the raised ground floor. There is access to the c. 35 ft walled rear garden from this level via the rear landing which houses a bathroom suite. The stairwell leads to two double bedrooms and the utility space on the lower level, which also enjoys additional garden access. The phenomenal first floor needs to be viewed to be truly appreciated and is bathed in sunlight courtesy of the high ceilings, dual aspect and floor to ceiling windows, whilst retaining ornate period details which include detailed coving and stunning veined marble fireplaces. The space is currently arranged as the formal reception space and dining area. The principal bedroom occupies the entire second floor, featuring a large double bedroom with dressing room and bathroom set behind. There are two double bedrooms on the top floor with an additional bathroom situated in between. Mylne Street is situated moments from the greenery of Myddelton Square gardens and is a wonderful tranquil setting set within the New River conservation area in amongst more vibrant surroundings, supremely well positioned for access to a plethora of amenities of Amwell Street, as well as Sadlers Wells Theatre, the renowned eateries and bars of Exmouth Market, Upper Street and Camden Passage. The City & the West End are both within walking distance. The nearest public transport links are Angel (Northern Line), Farringdon Station (London Underground Circle Line, Hammersmith & City Line and Metropolitan Line and National Rail services). Kings Cross/ St Pancras International is just 1 stop from Angel, with the Eurostar Terminus offering trains to mainland Europe.

**Tenure:** Freehold

**Local Authority:** Islington Council

**Council Tax** Band H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

### Chestertons Islington Sales

327-329 Upper Street

Islington

London

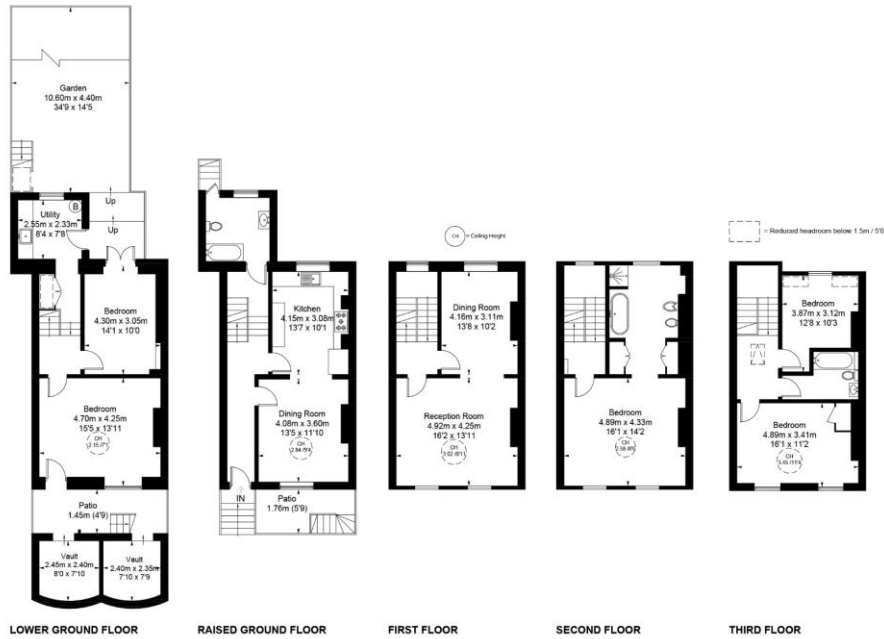
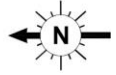
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# MYLNE STREET, EC1



APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 503 SQ FT / 46.7 SQ M  
 (EXCLUDING REDUCED HEADROOM)  
 RAISED GROUND FLOOR = 518 SQ FT / 48.1 SQ M  
 FIRST FLOOR = 447 SQ FT / 41.5 SQ M  
 SECOND FLOOR = 460 SQ FT / 42.7 SQ M  
 THIRD FLOOR = 433 SQ FT / 40.2 SQ M  
 VAULT = 120 SQ FT / 11.2 SQ M  
 REDUCED HEADROOM = 20 SQ FT / 1.9 SQ M  
 TOTAL = 2501 SQ FT / 232.3 SQ M

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