



Mildmay Park

Islington, N1

Asking Price £450,000

A fabulously spacious two double bedroom apartment located within a small low-rise development moments from trendy Newington Green.



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Islington, N1

- Two well-sized double bedrooms
- Separate living room
- Private garage
- Moments from Newington Green



A fabulously spacious two double bedroom apartment located within a small low-rise development moments from trendy Newington Green. The property is bright and well-proportioned comprising; separate living room; kitchen with plenty of cupboard and worktop space; large master bedroom located to the rear of the property; second double bedroom; bathroom with bath and overhead shower. One of the fantastic benefits of this property is that it comes with a private garage located to the rear of the property. The property is exceptionally well placed for so much of what the area has to offer, with a plethora of cafes, restaurants and trendy bars found at Dalston and Kingsland Road to the East, Stoke Newington to the North and Newington Green around the corner, with the delightful greenery of Clissold Park just a short stroll. Transport can be found at Dalston Kingsland, Dalston Junction, Canonbury Station (London Overground) and Stoke Newington station (trains to Liverpool Street), with a number of bus routes running on Green Lanes and Newington Green Road. The amenities of Upper Street and Angel are just a bus journey away, with the delights of Highbury Fields found close to Highbury & Islington station.

Tenure: Share of Freehold 977 years

Service Charge: £1445.33

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: A

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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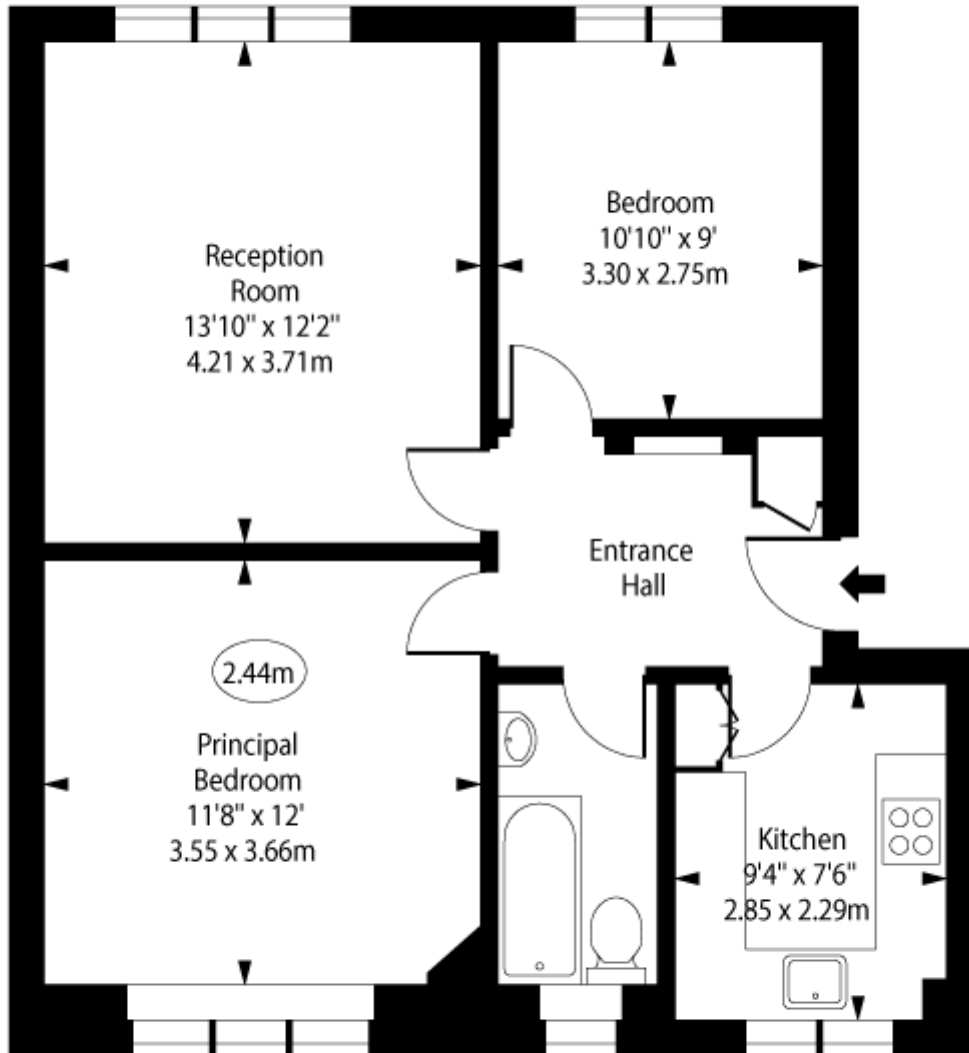
020 7359 9777

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Hexham Lodge, Mildmay Park, N1



○ - Ceiling Height



First Floor

Approx Gross Internal Area 604 Sq Ft - 56.11 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 024252MS

