



Colony Mews

Islington, N1

Asking Price £950,000

A rare to find 2 double bedroom freehold house set within a private gated mews off Mildmay Grove North, just South of Newington Green. The property benefits from a private patio and principal bedroom with en-suite shower room.



Colony Mews

Islington, N1

- 2 double bedroom freehold house
- Principal bedroom with en-suite shower room
- Open-plan kitchen/ reception room
- Private patio
- Superb access to Canonbury Station & Newington Green



A rare to find 2 double bedroom freehold house set within a small, private, gated mews off Mildmay Grove North, just South of Newington Green. The house is neatly nestled at the top end of the mews (furthest from the entrance) providing maximum privacy and seclusion. A gate opens to a private walled patio across from which is the front door to the house. The ground floor is home to the principal bedroom complete with en-suite shower room, dual aspect double second bedroom with a range of fitted wardrobes and main bathroom with ample under stairs storage. Occupying the whole of the 1st floor is a hugely impressive L-shaped open-plan kitchen reception room bathed in natural light from 2 roof lights and 2 large windows. The property is well placed for so much of what the area has to offer, with the extensive amenities, restaurants and trendy bars found at Upper Street to the South, 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 away. Transport can be found at Highbury & Islington, 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.

Tenure: Freehold
Service Charge: £360
Local Authority: Islington
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		88
C (69-80)	75	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

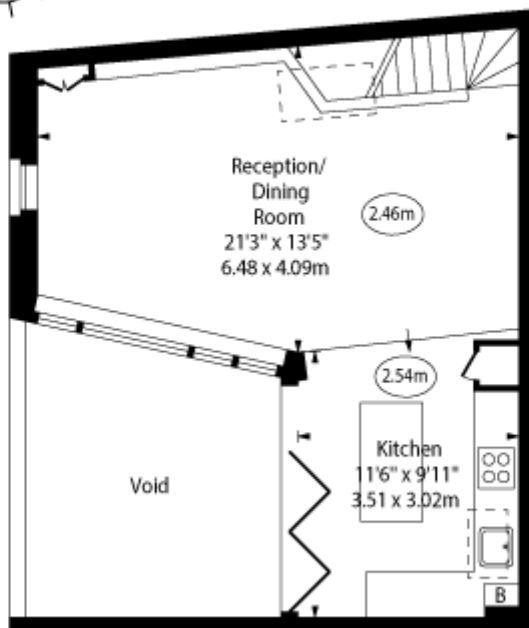
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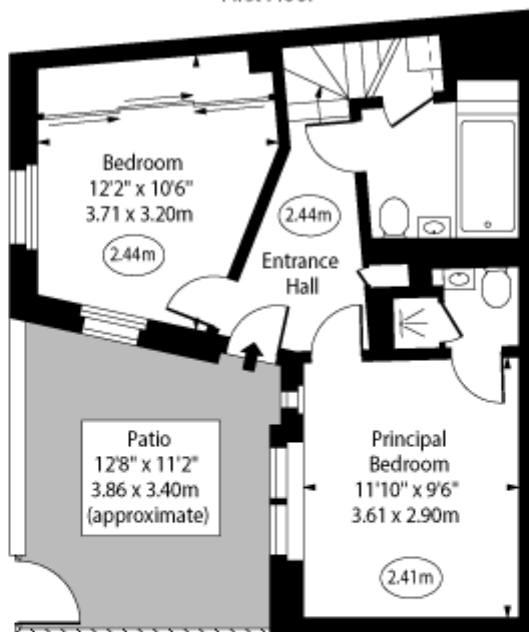


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○ - Ceiling Height



First Floor



Ground Floor

Approx Gross Internal Area 760 Sq Ft - 70.60 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 026227M

