



Mildmay Road

Newington Green, N1

Guide Price £2,250,000

A substantial Victorian Freehold, sympathetically refurbished with a real focus on blending modern design with original detail, set only moments from the sought after amenities of Newington Green.



Mildmay Road

Newington Green, N1

- Beautifully renovated Victorian family home
- Four bedrooms
- Three bathrooms
- Re-instated features throughout
- Enormous entertaining space
- Crittall style doors
- Terrace
- Garden Studio with separate access



Accommodation is well balanced with vast proportions comprising; a grand entrance hallway with re instated coving and ceiling roses, leading to the voluminous dual reception space, bathed in natural light courtesy of the large sash windows and double aspect, with a terrace accessed via French doors at the rear. The space features numerous period details which include, detailed coving, fireplace(s) and ceiling roses. There is a shower room at the rear of this level. The lower level houses a jaw dropping kitchen (with large island)/dining/additional reception space which is ideal for entertaining. Crittall style doors provide access to the landscaped garden which features a large studio/home office at the rear, also with Crittall style doors. The garden office benefits from rarely found rear access from Arundel Grove, perfect if used as a home office and clients wish to visit and/or bicycle access. An enviable principal bedroom suite occupies the entire first floor which must be viewed to be appreciated, with space for a dressing area and en-suite to the rear. Three bedrooms occupy the top floor, with vaulted ceilings which create a real sense of volume, with an additional bathroom suite on the upper landing, servicing all three rooms. Mildmay Road is a residential street, moments from Newington Green, home to locals favourites which include Cadet, Jolene and Trangallan as well as Stella's butcher, Newington Greens and fishmonger Oeno Maris. Highbury Barn and Stoke Newington can also be found locally, known for their village atmosphere and selection of boutique shops and bars as well as theatres and a vibrant nightlife. The green spaces of Highbury Fields and Clissold Park are within close proximity. Transport across London is made easy with Overground links at nearby Canonbury, providing easy access to the City and East London, whilst Highbury and Islington (Victoria line) is the closest underground link. Numerous good bus routes can also be found nearby along with easy access to St Pancras International and links to Stansted Airport.

Tenure: Freehold

Local Authority: Islington

Council Tax Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	67	79
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Islington Sales

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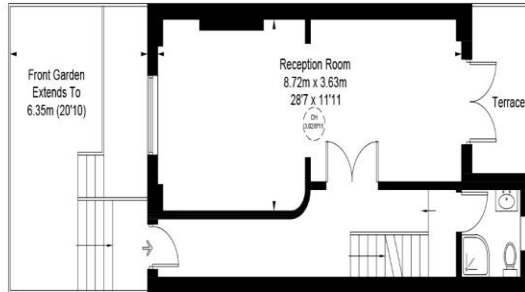
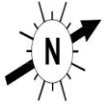
N1 2XQ

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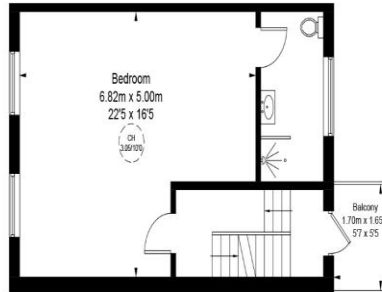
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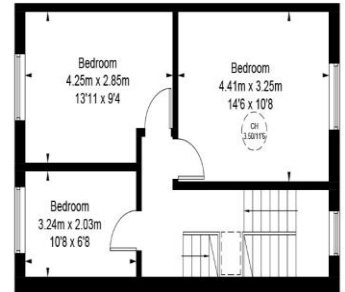
MILDMAY ROAD, N1



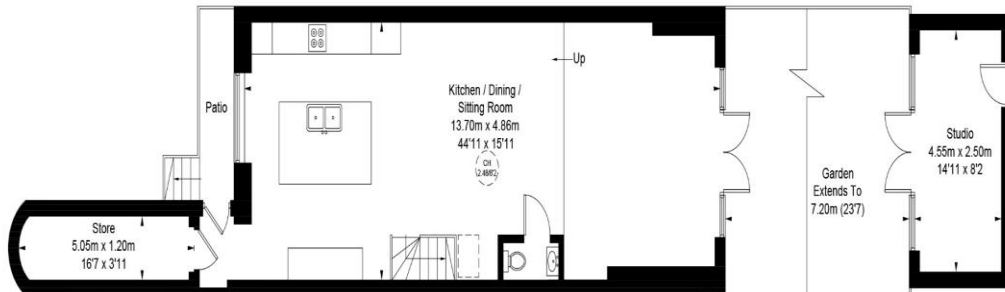
RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



RAISED GROUND FLOOR



MEZZANINE

= Reduced headroom below 1.5m / 5'0"

= Ceiling Height

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 775 SQ FT / 72.0 SQ M (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 491 SQ FT / 45.6 SQ M
 FIRST FLOOR = 472 SQ FT / 43.9 SQ M (EXCLUDING REDUCED HEADROOM)
 SECOND FLOOR = 465 SQ FT / 43.2 SQ M
 MEZZANINE = 45 SQ FT / 4.2 SQ M
 REDUCED HEADROOM = 12 SQ FT / 1.1 SQ M
 STUDIO = 123 SQ FT / 11.4 SQ M
 TOTAL = 2383 SQ FT / 221.4 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1036262)

