



Mildmay Park Islington, London N1

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Mildmay Park

Islington

London N1

Fantastic two bedroom purpose-built flat with own garage, in a superb location close to all amenities.



DESCRIPTION

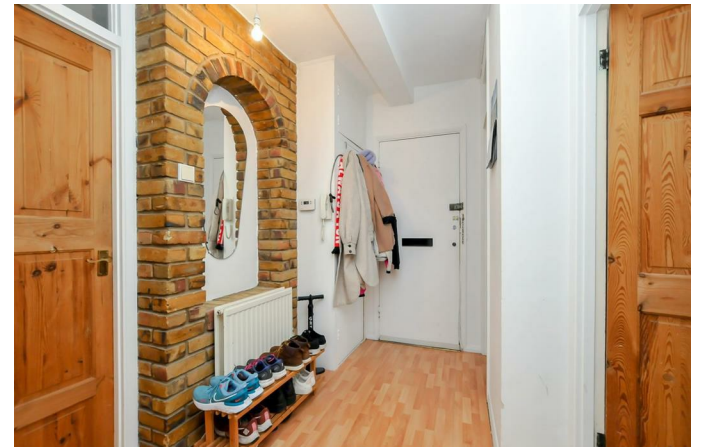
Offering spacious, well-proportioned rooms, the property is set on the first floor of a well-kept ex-local authority block. The accommodation comprises, entrance hall; generous living room; separate kitchen with fitted cupboards and integrated cooker & hob; modern bathroom and two beautiful double bedrooms. Private garage parking for one car, and an additional parking space are situated at the rear of the building, accessed via a secure gate.

Local shops at Newington Green and along Essex Road are nearby, with the green open spaces of Highbury Fields, and shopping on Islington's Upper Street within just a short walk. There are excellent transport links to The City & West End with numerous good bus routes, and trains from stations at Highbury & Islington (Overground & Victoria Line), Canonbury (Overground), Dalston Kingsland (Overground) and Dalston Junction (overground).

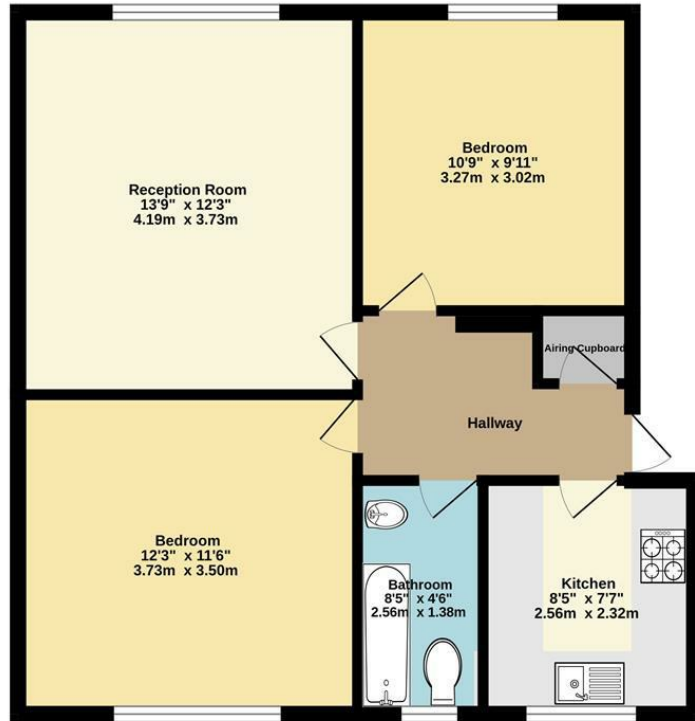
Leasehold

£450,000





Ground Floor



Hexham Lodge N1

TOTAL FLOOR AREA: 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

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n16@nextmove.com
020 7254 9709
63-65 Stoke Newington Church Street,
London N16 0AR

nextmove.com