



CIRCA
L O N D O N
SALES AND LETTING AGENTS

Colony Mews, N1
Asking Price Of £825,000

N1 / FREEHOLD

THIS ARCHITECTURALLY DISTINCTIVE FREEHOLD MEWS HOUSE IS SET WITHIN A SMALL GATED DEVELOPMENT OFF MILD MAY GROVE NORTH, JUST SOUTH OF NEWINGTON GREEN.

This architecturally distinctive freehold mews house is set within a small gated development off Mildmay Grove North, just south of Newington Green.

Located at the far end of the mews, the farthest away from the entrance, it ensures maximum privacy and tranquility. A gate leads to a private walled patio, with the house's front door positioned directly across from it. On the ground floor, you'll find the principal bedroom, featuring an en-suite shower room, and a second double bedroom with dual aspects and built-in wardrobes. The main bathroom and generous under-stairs storage complete this level.

The entire first floor is dedicated to a large, open-plan kitchen and reception area, flooded with light from two skylights and two large windows.

The location is ideal for enjoying the vibrant local area. Upper Street's array of amenities, restaurants, and bars is to the south, and Dalston, Kingsland Road, Stoke Newington, and Newington Green are all within easy reach. Clissold Park's lovely green space is just a short walk away.

Transport options include Highbury & Islington, Dalston Kingsland, Dalston Junction, Canonbury Station (London Overground), and Stoke Newington Station (trains to Liverpool Street), as well as several bus routes along Green Lanes and Newington Green Road.

Council Tax Band: E | EPC: C | FREEHOLD



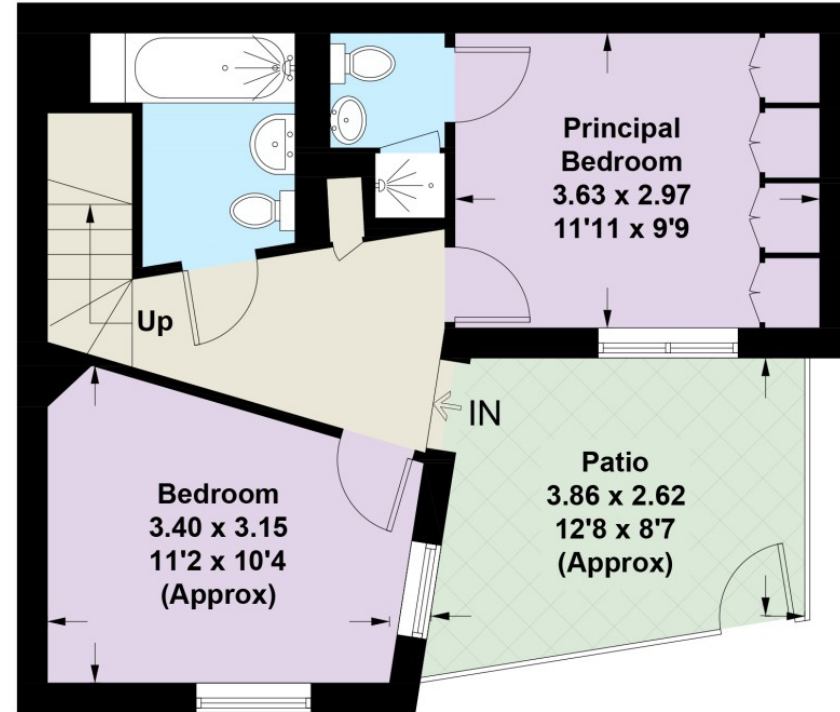
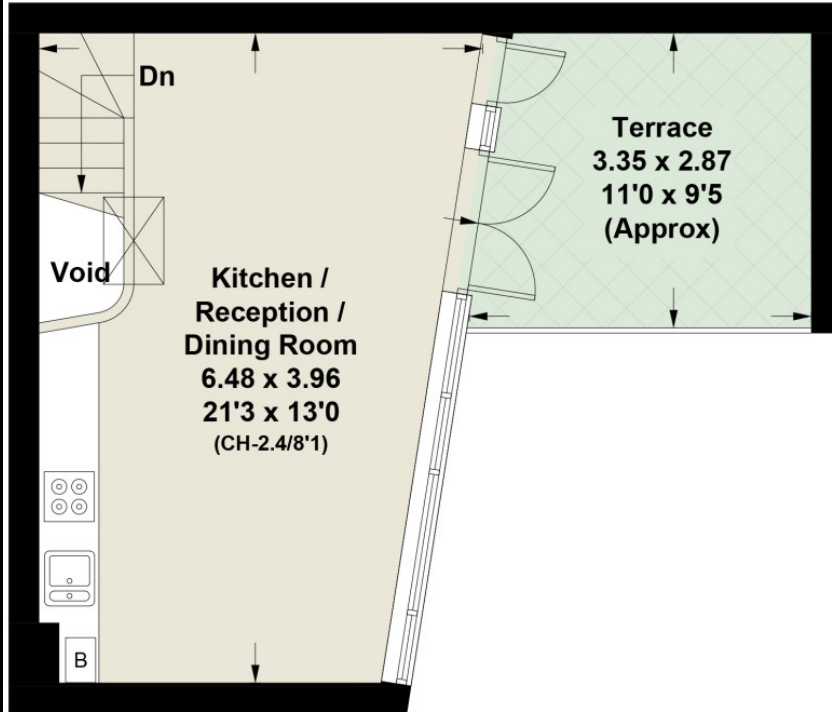
**PRIVATE GATED MEWS | TWO
DOUBLE BEDROOMS | FREEHOLD |
OPEN-PLAN KITCHEN/RECEPTION
ROOM | EN-SUITE SHOWER ROOM |
PRIVATE PATIO & TERRACE**



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Approximate Area = 61.3 sq m / 660 sq ft
(Excluding Void)

Limited use Area = 0.6 sq m / 6 sq ft



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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. (ID1193571)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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