



MILDMAY  
STREET

MILDMAY STREET  
LONDON, N1

GRANT J BATES  
— PROPERTY —



# Discreet Mildmay Street home reimaged with architectural drama, four bedrooms and exceptional contemporary design

**Mildmay Street, London, N1**

**Freehold**

- One-of-a-kind Home
- Four Bedrooms
- Four Bathrooms
- Near 3,800 Sq Ft
- Vaulted Ceilings
- Private Courtyard
- Sculptural Staircase
- Integrated Sound
- Gated Parking
- Integral Garage

**Description**

Set discreetly on a quiet stretch of Mildmay Street, this exceptional former pub presents a rare opportunity to acquire a one-of-a-kind home of striking character, volume and design ambition. Originally constructed in the 1930s, the building has been comprehensively reimaged following a complete architectural overhaul and refurbishment, resulting in an extraordinary four-bedroom, four-bathroom house extending to near 3,800 sq ft, balancing heritage with bold contemporary design.

Externally, the building has been carefully restored, with the brickwork repointed and repainted. The ground level is finished with tiling as a subtle nod to the building's former life, while gated off-street parking and an integral private garage with EV charging provide modern convenience without compromising the façade.

**Will Leggatt**  
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The entrance hall immediately establishes the calibre of the renovation, with bespoke built-in storage for coats and shoes. Crittall doors lead through to the kitchen, designed and built by Uncommon Projects, where terrazzo worktops, a Bora hob, Quooker tap and fully integrated Miele appliances combine functionality with strong material expression. Polished concrete floors with underfloor heating run throughout the ground level, reinforcing the home's contemporary architectural language, with direct access to the integral garage.

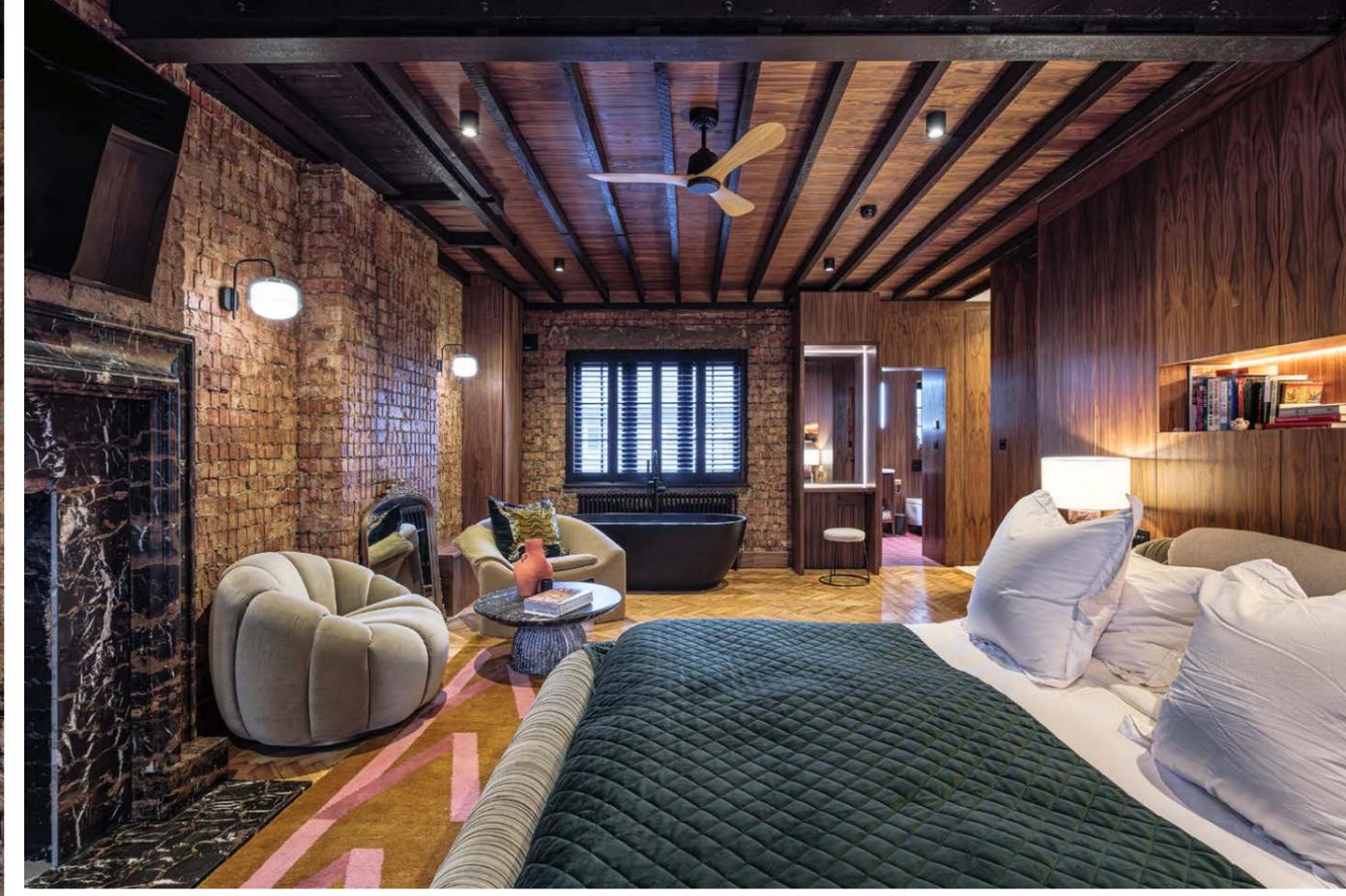
A few steps up lead to an open-plan dining and living space, overlooking the levels below and creating a strong sense of vertical connection, separated by folding Crittall doors. A sculptural spiral staircase descends to the lower ground floor, where vaulted ceilings reveal the building's original structure and scale. This level has been transformed into an entertainment space with a bespoke bar, pool table area and sunken seating zone centred around a fireplace. Five-metre-tall Crittall doors open directly onto a secluded courtyard, creating a seamless indoor-outdoor relationship.

The courtyard is finished in rich bottle-green tiles and features a water installation and integrated speakers, forming a private, Californian-inspired retreat removed from the city. Internally, dramatic stone finishes and warm sapele wood cladding add texture and warmth throughout. A fully integrated sound system runs through the house, with a downstairs cloakroom, utility and plant room completing this floor.









All four bedrooms are arranged across the first and second floors, each configured as a generous suite. The principal bedroom retains its original parquet flooring and marble fireplace, complemented by a bespoke walk-in wardrobe. The en-suite bathroom is a bold, characterful space inspired by 1970s design, with potential to create a private terrace, subject to consent. The remaining bedrooms each benefit from their own bathrooms, finished to an equally high standard.

This is a genuinely irreplaceable home: a successful pub conversion that balances architectural drama, heritage and modern comfort with exceptional finesse, standing as a singular example of thoughtful, design-led renovation.

#### Situation

The house occupies a privileged position just under half a mile from Canonbury Overground station and within easy reach of Dalston Junction, Upper Street and De Beauvoir.

Although exceptionally well connected, Mildmay Street remains off the beaten track with no through traffic, offering a sense of privacy and calm rarely found so close to central Islington.

#### Additional Information

Local Authority: Islington

Council Tax Band: TBC

EPC Rating: E



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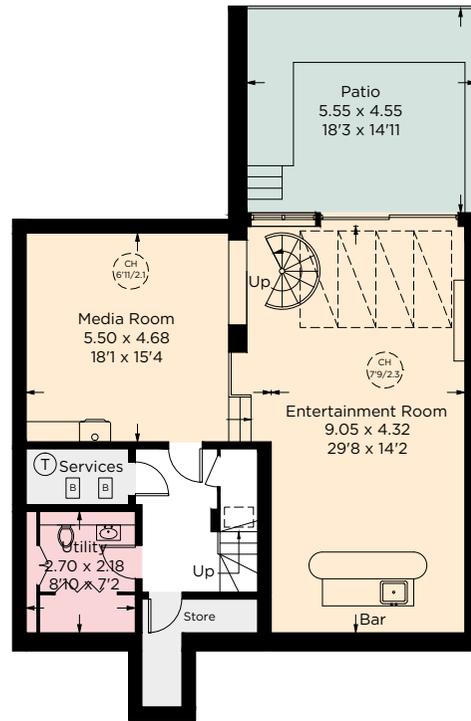
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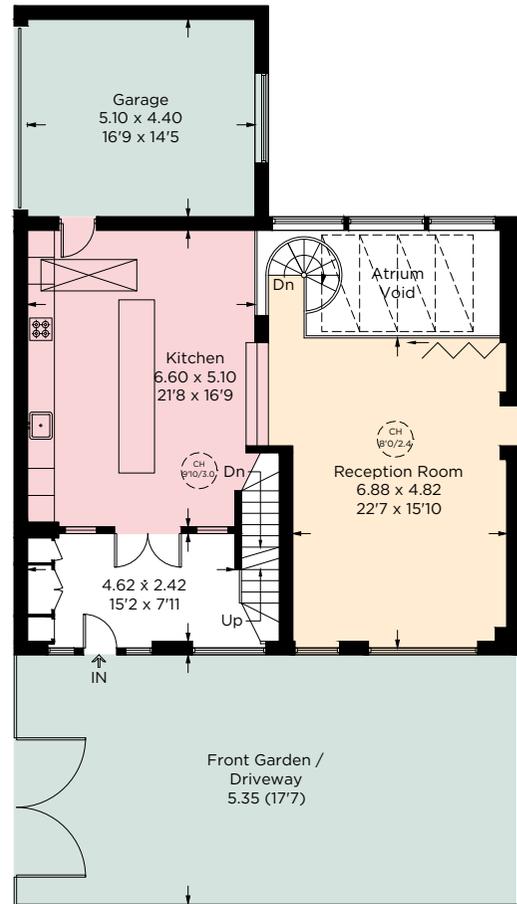




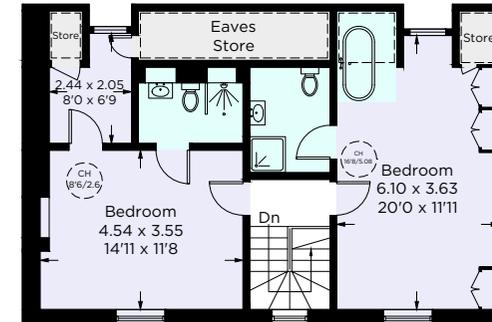
 = Reduced headroom below 1.5m / 5'0"



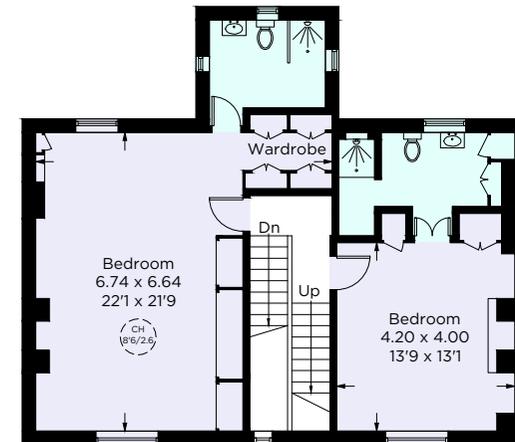
Lower Ground Floor



Ground Floor



Second Floor



First Floor

## Mildmay Street

Approximate Gross Internal Area = 324.2 sq m / 3490 sq ft (Excluding Atrium Void / Including Eaves Store), Garage = 23.1 sq m / 248 sq ft, Total = 347.3 sq m / 3738 sq ft, Approximate Gross External Area = 85.8 sq m / 924 sq ft

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.