

HUNTERS[®]

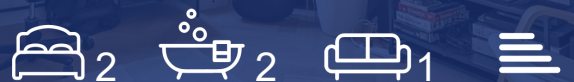
HERE TO GET *you* THERE



Mildmay Grove South

, London, N1 4RL

£4,750 Per Month

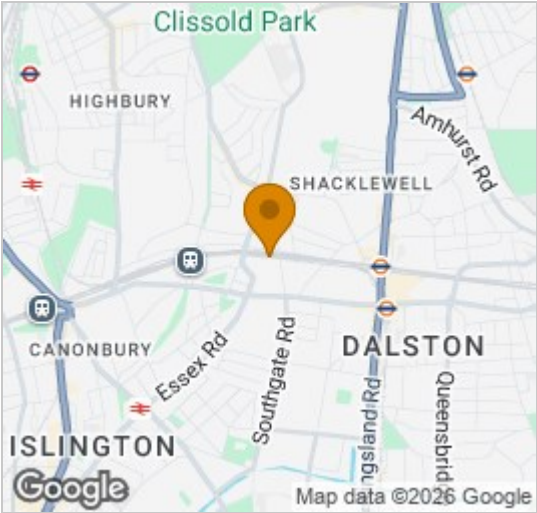


Council Tax:

Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Highbury & Islington Lettings Office on 020 7704 0664 if you wish to arrange a viewing appointment for this property or require further information



An outstanding two-bedroom split-level apartment arranged over the ground and lower ground floors of an attractive period property on the sought-after Mildmay Grove South, offering high-specification finishes and energy-efficient design.

The ground floor features a substantial reception room with high ceilings and excellent natural light. A spacious double bedroom complete with a walk-in wardrobe and a dedicated office area, creating the ideal work-from-home setup and a shower room with WC.

The lower ground level offers a beautifully designed, spacious kitchen with ample storage and worktop space, opening directly onto a large private rear garden, perfect for simply enjoying the outdoors and a separate WC. Also on this level is a generous second double bedroom benefiting from a stylish, fully tiled en-suite bathroom.

The property has been thoughtfully upgraded with an emphasis on comfort, sustainability and modern living, achieving an impressive EPC rating of 83 (B). Additional features include underfloor heating throughout, a Mechanical Ventilation and Heat Recovery (MVHR) system for enhanced air quality and energy efficiency, and CAT6 data cabling installed throughout the property, providing excellent connectivity for home working and modern lifestyles.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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MATERIAL INFORMATION

Tenure:
Lease Years Remaining:
Annual Ground Rent:
Review Period:
Review Increase:
Service Charge:
Shared Ownership:
Ownership Share: