



124A MILDWAY ROAD LONDON, N1 4NE

£2,650 PCM

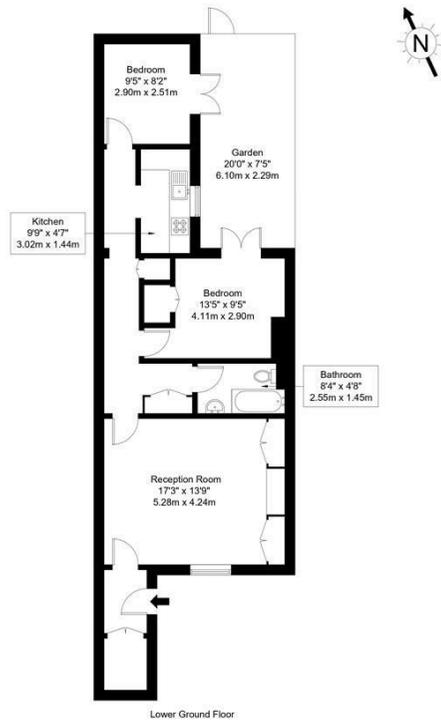
A beautifully presented two double bedroom garden flat set within an attractive period conversion on the sought-after Mildmay Road, N1. Offering approximately 716 sq ft of well-balanced accommodation, the property benefits from its own private entrance and a charming private rear garden.

The accommodation comprises a generous reception room with ample space for both living and dining, complemented by wooden flooring and a feature fireplace. A separate modern kitchen leads directly out to the private garden, ideal for outdoor entertaining. There are two well-proportioned double bedrooms, including a spacious principal bedroom, while the second bedroom offers flexibility as a guest room or home office with garden access. A contemporary family bathroom completes the property.

DouglasPryce

Mildmay Road, N1 4NE

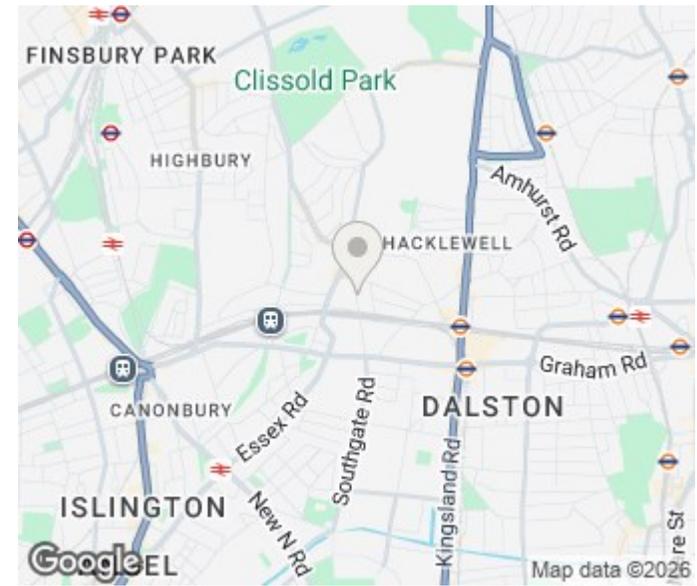
Approx Gross Internal Area = 66.5 sq m / 716 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lettings
Verdant Lane
London
SE6 1LF

07887933642
glenn@douglaspryce.co.uk
www.douglaspryce.co.uk

DouglasPryce