

# HUNTERS®

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Mildmay Grove South, London, N1

Asking Price £500,000

Property Images



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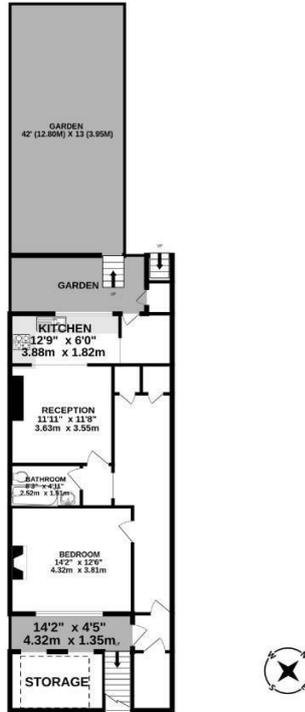
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## Property Images



## Floorplan

BASEMENT  
792 sq.ft. (73.6 sq.m.) approx.



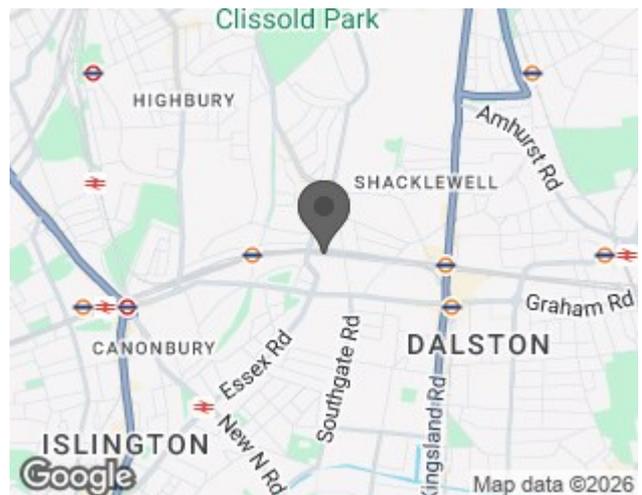
TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 looked and no guarantee as to their capability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	65		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

## Summary

Available chain free, this spacious one bedroom period conversion with a private garden is set within an attractive period terrace on Mildmay Grove South, N1.

Occupying the lower ground floor, the property offers well-proportioned accommodation extending to over 790 sq. ft (approximately 73 sq. m). The layout comprises a reception room leading to a modern fitted kitchen with direct access to the garden, a generous double bedroom, a modern bathroom and ample storage throughout.

The flat benefits from a share of freehold, a private garden extending to approximately 42 ft (12.8m), and the potential to extend, subject to the usual consents. Planning permission for a generous extension was previously granted but has since lapsed, offering an exciting opportunity for future development."

Mildmay Grove South is a quiet residential street in the borough of Islington, ideally positioned for the amenities of Newington Green, Dalston and Canonbury. Excellent transport links include Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground), along with numerous bus routes providing quick access to the City and West End.

## Features

• Chain free • Share of freehold • One bedroom • Period conversion • Private garden • Close to transport links