



HUNTERS[®]

HERE TO GET *you* THERE



Mildmay Road, London, N1

Offers In Excess Of £450,000



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Offered chain-free and with a share of freehold, shared balcony, this beautifully presented one-bedroom period conversion is set on the first floor of an attractive Victorian terrace on one of Newington Green's most sought-after streets.

Filled with natural light through tall sash windows, the open-plan kitchen and reception room features high ceilings, wood flooring, and a modern fitted kitchen with integrated appliances and sleek cabinetry. The layout comfortably accommodates both living and dining space.

The double bedroom is set at the rear of the property overlooking neighbouring gardens, while the contemporary bathroom is finished with neutral tiling and chrome fittings.

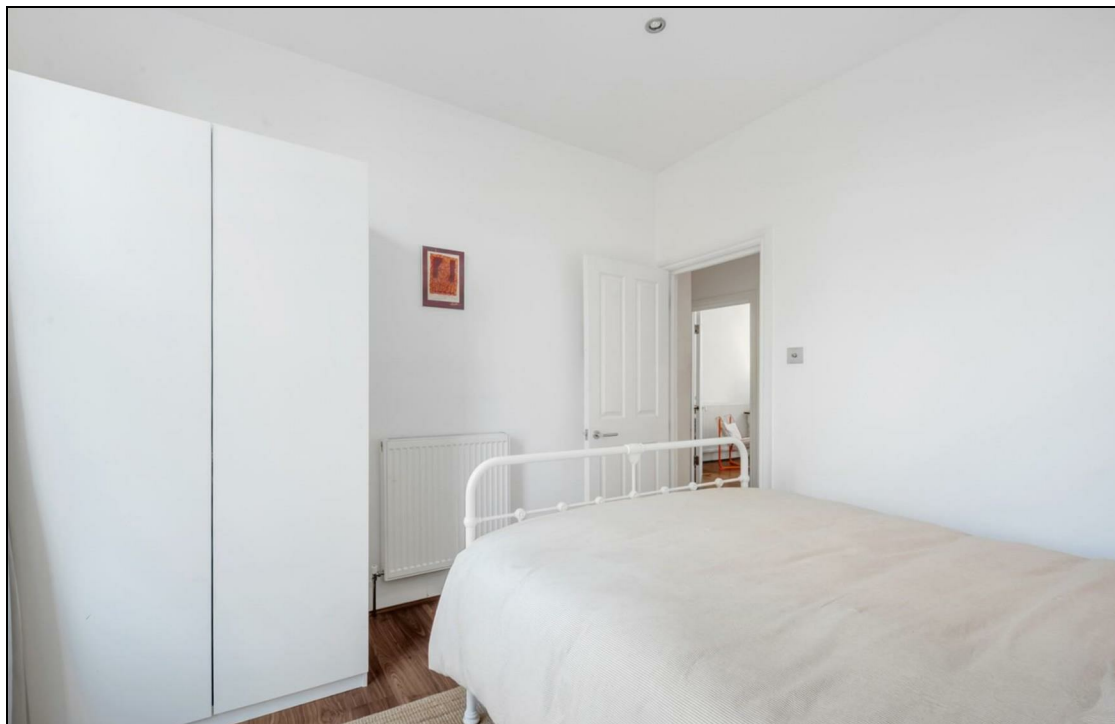
Additionally, the property benefits from a shared balcony to the rear, and a section of a shared storage area within the property.

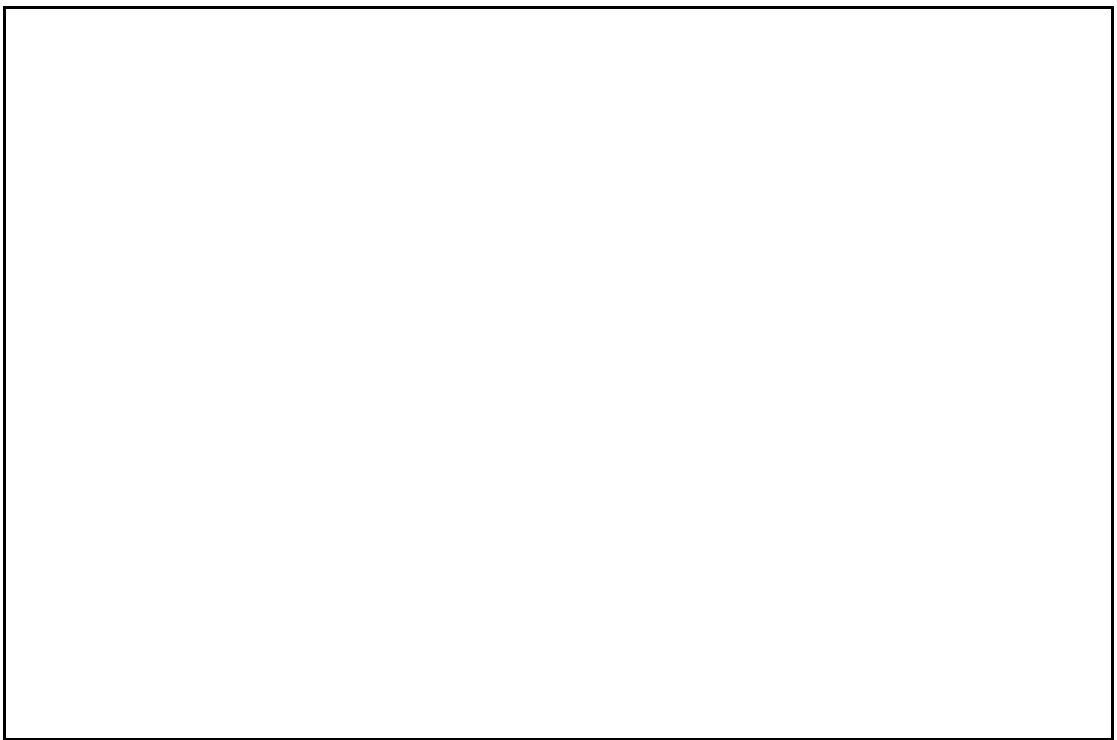
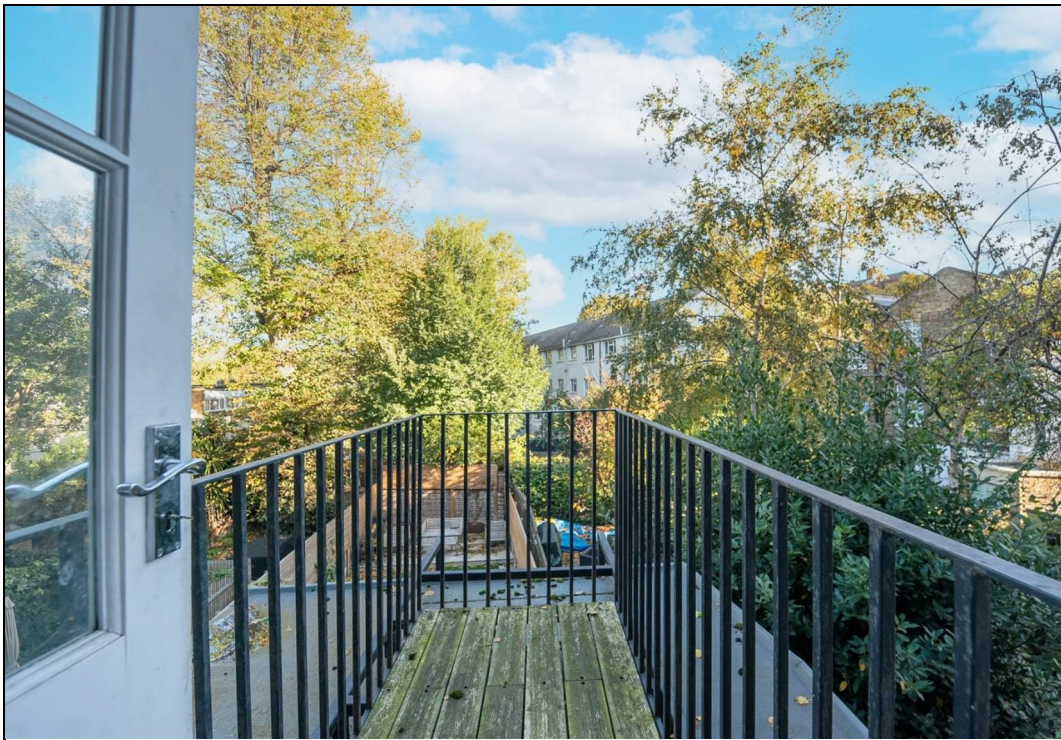
Mildmay Road is a tree-lined residential street located only moments from the many bars, restaurants, and coffee houses of Newington Green and Dalston. Transport links include Canonbury Station (Overground), Dalston Kingsland & Dalston Junction Stations (Overground), and a wide variety of bus routes offering direct access into the City and West End.

KEY FEATURES

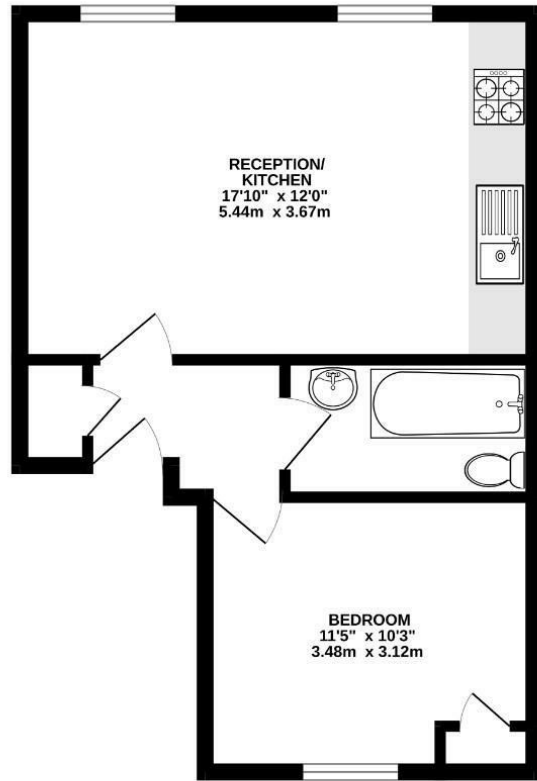
- Chain free
- Share of freehold
- Period conversion
- One bedroom
- First floor
- Open plan
- Close to Newington Green
- Close to transport links







FIRST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 401 sq.ft. (37.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

