

HUNTERS[®]

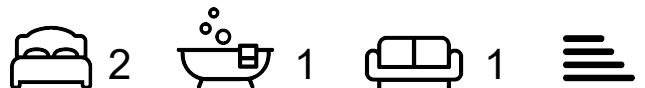
HERE TO GET *you* THERE



Mildmay Grove North

Islington, London, N1 4PL

£2,195 Per Month

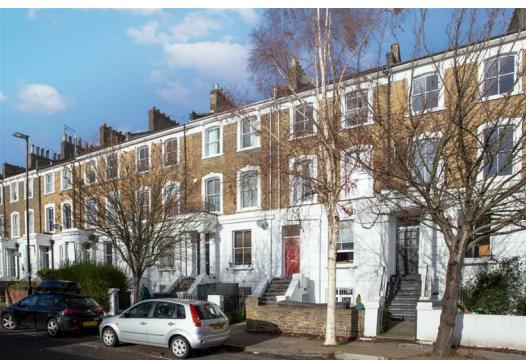


A well presented two bedroom garden flat arranged across the lower ground floor of this impressive mid-terrace house.

This property offers a charming reception with semi open plan kitchen, a spacious master bedroom with fitted storage and a good sized second bedroom.

The master bedroom also offers access to the well maintained garden, with a timber decking and lawn area that leads up to the additional sizable studio at the foot of the garden.

The property is conveniently located in the Mildmay Quarter, and benefits from the fantastic transport links offered via bus routes in to The City and West End and the nearby Canonbury Overground Station.



BASEMENT
527 sq.ft. (55.2 sq.m.) approx.

The basement floor plan includes the following areas:

- WORKSHOP/STORAGE: 17'0" x 12'0" (4.88m x 3.66m)
- GARDEN: 17'9" x 12'2" (5.40m x 3.71m)
- BEDROOM: 14'5" x 10'9" (4.38m x 3.27m)
- BEDROOM: 14'5" x 11'0" (4.38m x 3.35m)
- KITCHEN: 10'9" x 9'9" (3.28m x 2.77m)
- RECEPTION: 17'9" x 12'8" (5.40m x 4.16m)
- STORAGE: 11'0" x 9'0" (3.35m x 2.74m)

527 sq.ft. (55.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing information, measurements of floors, walls, ceilings, rooms and any other details are approximate and no responsibility is taken for their accuracy or any statement. This plan is for information purposes only and should be used as a guide only and not as a contract. The architect, engineer and landscape architect are not liable for any errors and no guarantee is given by the architect, engineer or landscape architect.

Plans made by: 10/10/2010

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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