



Mildmay Road, London

£900,000





# Mildmay Road, London

## DESCRIPTION

Available chain free, this stunning, four bedroom, two bathroom period conversion is set within an imposing Victorian building and boasts over 1,300 sq. ft. of internal accommodation, a private South-West facing terrace and a shared freehold.

Available to view by appointment only, the property is set over the second and third floors and comprises a dual aspect, light and airy, spacious 23 ft x 14 ft. open plan kitchen/reception room with doors leading to a private terrace on the top floor, four double bedrooms (one with en suite) and ample eaves storage and a family bathroom.

Mildmay Road is 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 & Junction Stations (Overground) and a wide variety of bus routes into The City and West End.

- Chain Free
- Share of Freehold
- Roof Terrace
- Four Bedrooms
- Period Conversion
- Two Bathrooms
- Close to Newington Green
- Close to Transport Links

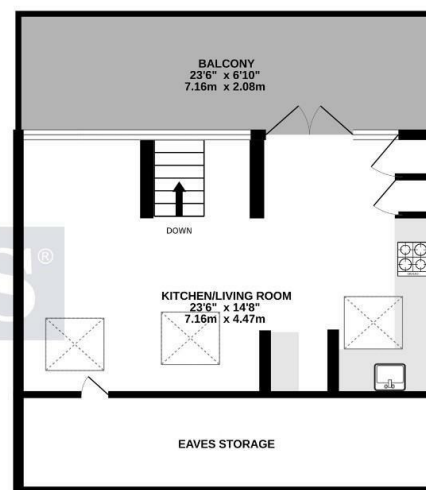
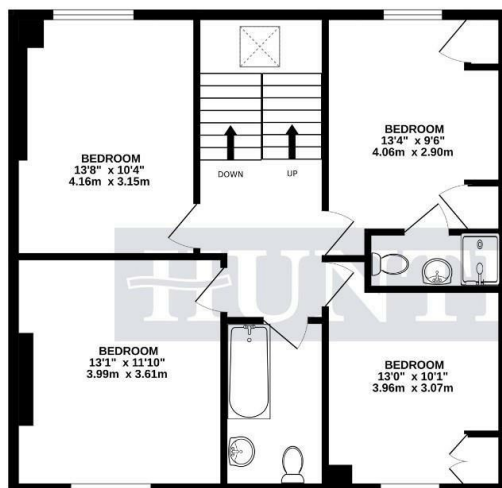
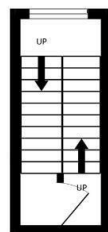




FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



TOTAL FLOOR AREA : 1313sq.ft. (122.0 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 have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.

0207 2497 499

185 - 187 Church Street, Stoke Newington,  
London, N16 0UL

hunters.stokenewington@hunters.com