



LOVE LIVING
HACKNEY



23a Mildmay Road, London, N1 4PU
Offers in excess of £475,000





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Blue zone
8.00 am - 6.00 pm
Residential
1 & 2 hrs - 1.20 €
3 hrs - 2.40 €
4 hrs - 3.60 €
5 hrs - 4.80 €
6 hrs - 6.00 €
7 hrs - 7.20 €
8 hrs - 8.40 €
9 hrs - 9.60 €
10 hrs - 10.80 €
11 hrs - 12.00 €
12 hrs - 13.20 €
13 hrs - 14.40 €
14 hrs - 15.60 €
15 hrs - 16.80 €
16 hrs - 18.00 €
17 hrs - 19.20 €
18 hrs - 20.40 €
19 hrs - 21.60 €
20 hrs - 22.80 €
21 hrs - 24.00 €
22 hrs - 25.20 €
23 hrs - 26.40 €
24 hrs - 27.60 €
Residential (weekends & public holidays)
1 & 2 hrs - 1.20 €
3 hrs - 2.40 €
4 hrs - 3.60 €
5 hrs - 4.80 €
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Yale

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23a Mildmay Road

London, N1 4PU

- Private west facing garden
- Granite Kitchen tops
- Vintage French light fittings
- Moments from Newington Green
- Conservation area
- Sought after location
- Oak flooring throughout
- Close to public transport
- Original shutters and a Victorian fireplace
- Green Marble vanity top

The Home -

Positioned on the sought after Mildmay Road, this one-bedroom Victorian conversion has been meticulously refurbished to a very high standard including vintage French light fixtures, solid Oak floors throughout, a new kitchen with Granite tops, the bathroom has slate tiles and a beautiful green marble sink top, plus a brand new boiler. Lot's of original Victorian features remain such as window shutters and a fireplace. There is a private, south facing garden and the famous cafes, restaurants and shops of Newington Green are on your doorstep, both Canonbury and Dalston Junction overground stations are a short walk away providing excellent transport links to the city and beyond.



The Indoors

Upon entry you are greeted with a cosy hallway with space to hang coats and solid Oak flooring with an oiled finish underfoot that continues throughout the apartment. The main reception room is a calming space that has a Victorian fireplace, original Victorian shutters flank either side of the sash windows. The bathroom has been decorated with a thoughtfully considered palette, slate tiles on the floor, the sink unit and cupboard behind the toilet are custom made in ply and stained/osmo oiled. The vanity top is a beautiful green marble, 1950s vintage lights on either side of the mirror are a real feature. There is a bath with shower attachment and a glass shower screen. Just outside the bathroom there is a cupboard for storage and the washing machine is also housed here.

The serene bedroom has a window that overlooks the rear garden and more of the solid Oak flooring with an oiled finish underfoot. The kitchen is stunning and features a black granite work top with a honed finish, the floor has quarry tiles in a flame finish, there is an integrated dishwasher, a Bosch oven and hob, Electrolux fridge and beautiful vintage French light fittings.

The Outdoors

At the rear we have a good size and private south facing garden that's perfect for al-fresco dining.

Loving the location

At the heart of Newington Green is a four-way junction where Stoke



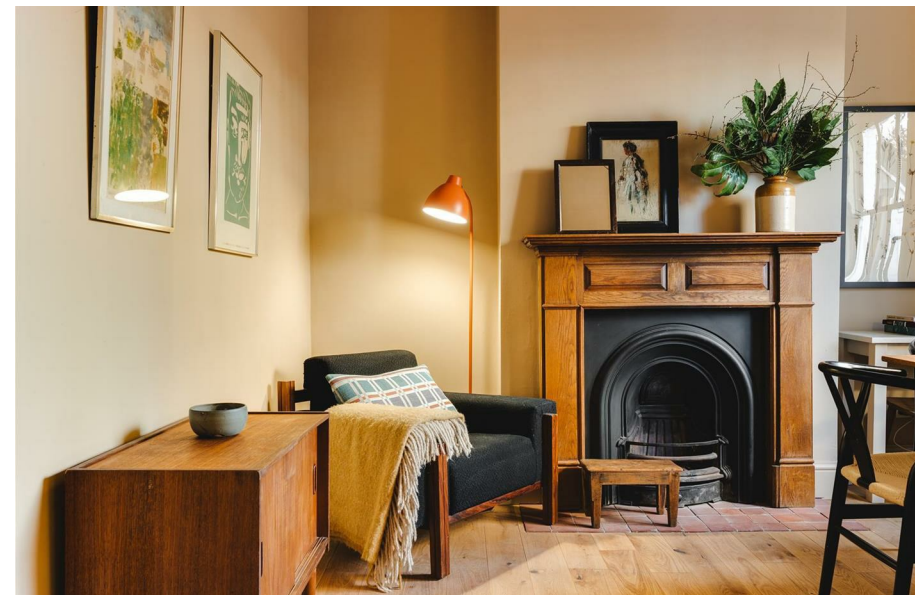


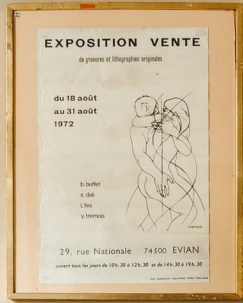
Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green because of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafés, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

Church Street is full of artisan coffee shops and smart cafés every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café.

There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

Clissold Park is a 55 acre community park that has tennis courts, a bowling green, ornamental lakes, an aviary and an animal enclosure with deer, goats and chickens, as well as an attractive cafe at the 18th century Grade II listed Clissold House. There is a woodland park and nature reserve at Abney Park Cemetery, where entry is free, and there are lots of activities on offer, from wooden spoon carving to guided nature walks.

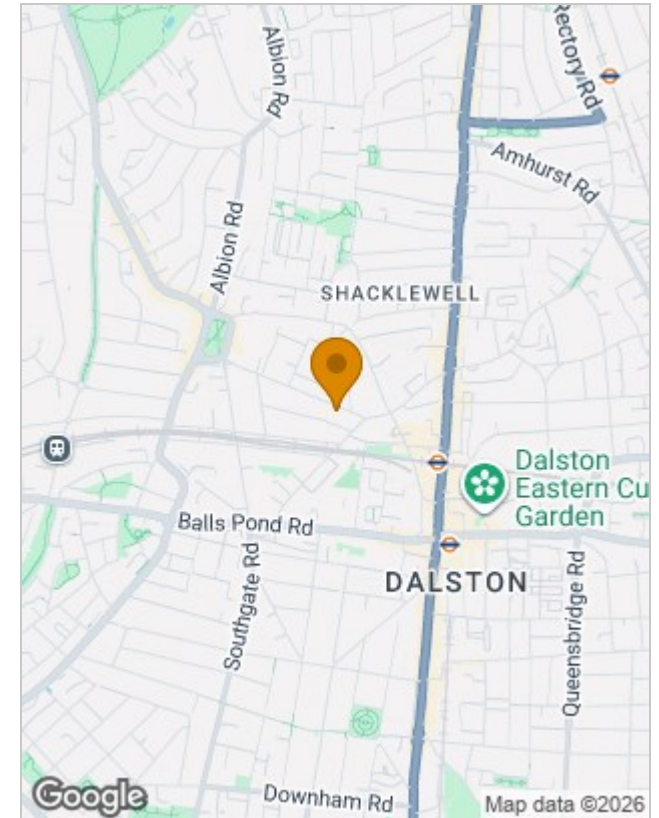




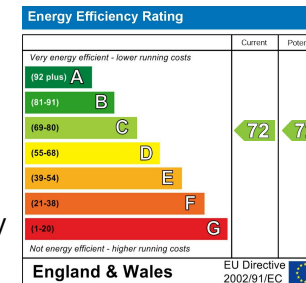
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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