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70 Mildmay Avenue, London, N1 4FE

£675,000





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# 70 Mildmay Avenue

London, N1 4FE

- Private rear garden
- Two bedrooms
- Peaceful setting
- En-suite
- Newington Green location
- Light filled interior

## The Home -

Mildmay is home that flows with natural light and clever design. The moment you enter, the layout gently guides you, open and inviting to the right, quiet and restful to the left. Tucked away on a peaceful, tree-lined residential street, this beautifully bright and thoughtfully designed home offers comfort, and location. Just moments from the vibrant communities of Newington Green, Stoke Newington, and Clissold Park, it provides the perfect backdrop for both relaxation and lively city living. Inside, you'll find a spacious open-plan kitchen and living area with sleek integrated appliances and floor-to-ceiling garden doors that invite the outside in. The private garden has dedicated dining and lounging areas, ideal for weekends with friends and family. With two generous double bedrooms including a main room with a fitted wardrobe and a stylish ensuite plus a beautifully finished main bathroom, this home is a quiet escape with everything you need: space, light, and location.



## The Indoors

To your right, a spacious open-plan kitchen and living area sets the tone for everyday ease and effortless entertaining. Floor-to-ceiling glass doors stretch across the rear, pulling in sunlight and framing the view of your tranquil garden. The living space comfortably accommodates a sofa, TV setup, and a generous dining area creating a seamless social hub.

The sleek, contemporary kitchen is fitted with everything you need from an integrated oven and dishwasher to a fridge-freezer and ample cabinetry. It's a kitchen that's stylish as it is functional. From the main living space, you'll find the main bedroom, a peaceful retreat with large windows that bathe the room in daylight. Fitted wardrobes provide generous storage, while the ensuite bathroom with its walk-in shower, heated towel rail, and chic tiled finish adds a touch of luxury.

Down the hall sits the second double bedroom, mirroring the calm of the main room with soft natural light and room for a double bed and wardrobes. Whether used as a guest room, office, or personal sanctuary, it offers flexibility and charm in equal measure.

The main bathroom is beautifully finished with a deep bathtub, fitted overhead shower, contemporary tiling, and elegant fixtures. You'll also find a practical laundry room tucked away adding extra functionality and flow to the home.

## The Outdoors

The landscaped garden offers a mix of greenery including a designated dining area, sun loungers, and a summer house/outdoor storage space, ideal for bikes, tools, or even creative pursuits.

## Loving The Location





Mildmay Avenue is a quiet, residential street perfectly located within minutes of Stoke Newington, Clissold Park and Beresford Road. 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 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 café 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. Highbury Fields is an elegant oasis, across Highbury Corner from the top of Upper Street, Islington's largest green space may be small by London park standards but it's a lovely spot for a morning stroll or afternoon picnic.





## Floor Plans



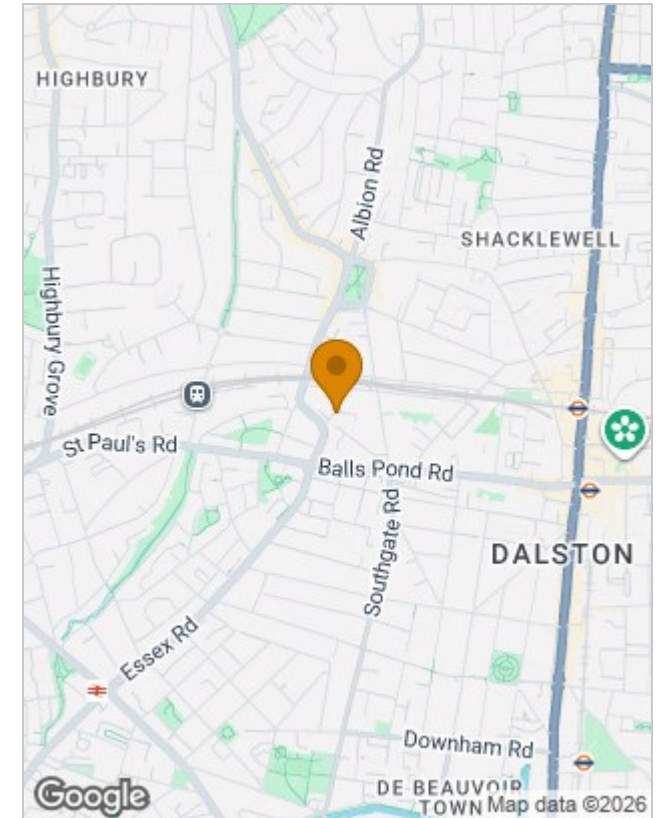
## Viewing

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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## Location Map



## Energy Performance Graph

