



Mildmay Road, N1 4NG

Guide Price **£450,000**

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Mildmay Road, N1 4NG

Introducing a well-proportioned one-bedroom flat set within a characterful period conversion on a quiet residential street in the heart of the Mildmay Conservation Area. Offered with a share of freehold, this property is an excellent opportunity for those looking for a well-connected home in one of London's most vibrant and desirable neighbourhoods. The flat features a bright and spacious reception room, a separate kitchen with ample storage and worktop space, a double bedroom flooded with natural light, and bathroom. Residents also benefit from access to a communal garden, perfect for relaxing or socialising outdoors, as well as secure bike storage

The building is well maintained and positioned on a peaceful street with a strong sense of community. Excellent transport links are within walking distance, including Dalston Kingsland, Dalston Junction, and Canonbury stations, offering direct routes to the City, West End, and beyond. A wide range of local shops, cafés, restaurants, and green spaces such as Newington Green, Clissold Park are also nearby, adding to the appeal of this convenient and desirable location.

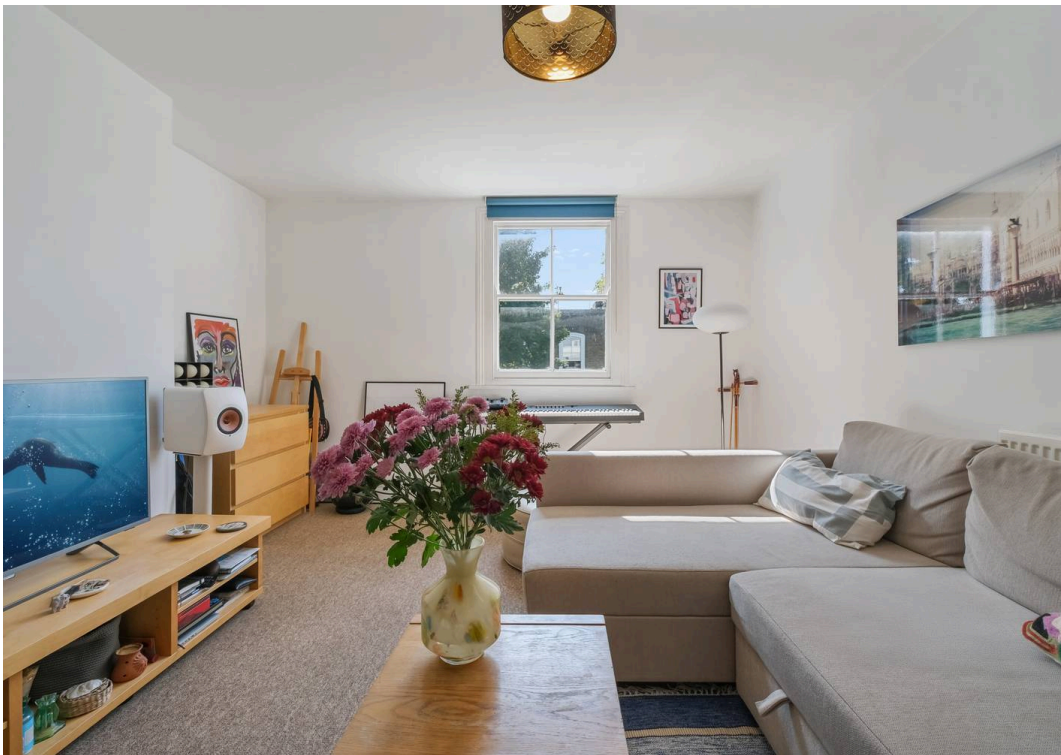
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- 522 sq ft / 48.4 sq m
- One double bedroom
- Share of Freehold
- Bright and airy throughout
- Access to a communal garden with secure bike storage
- Set within the Mildmay Conservation Area on a quiet residential street
- Excellent transport links via Dalston Kingsland, Dalston Junction, and Canonbury stations







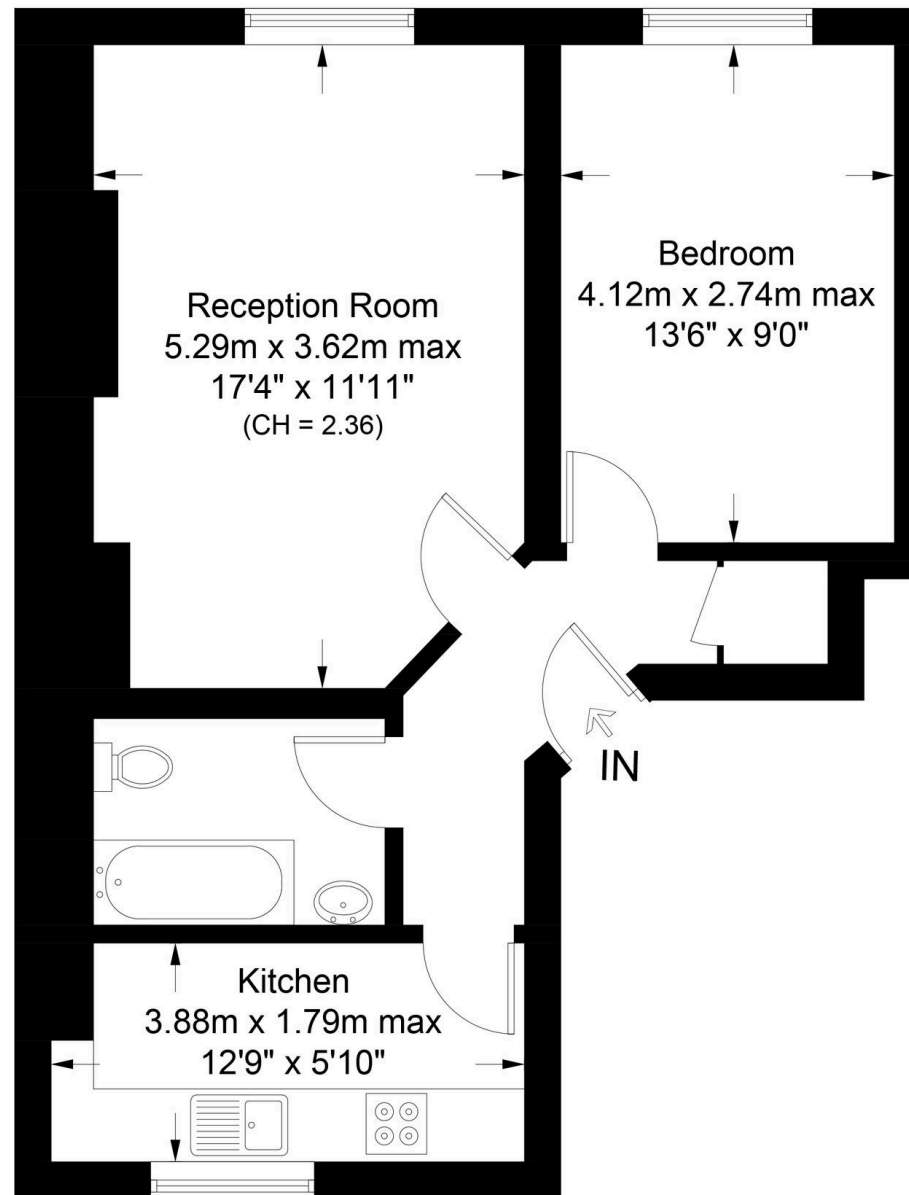


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Approximate Gross Internal Area = 522 sq ft / 48.5 sq m

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Third Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1242655)

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has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own id those of professional is. David Andrew Estates bility for any error contained in these particulars.

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

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