

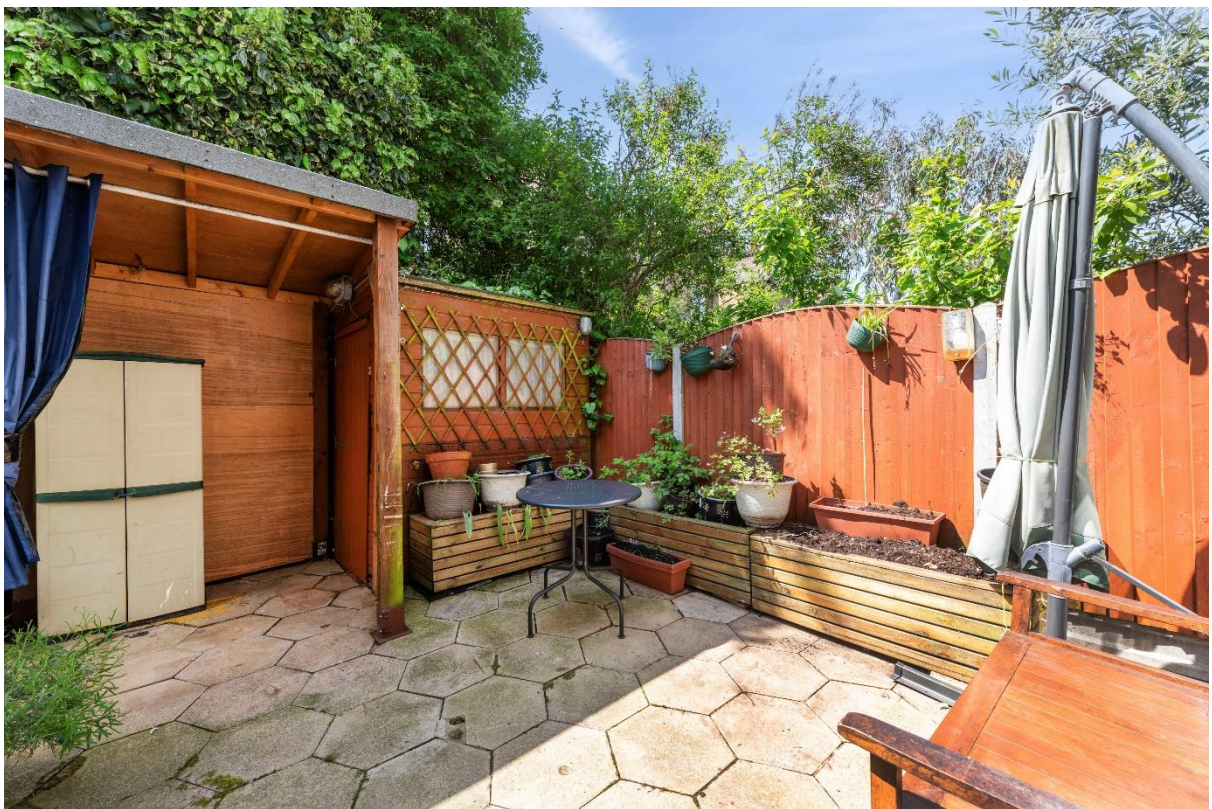


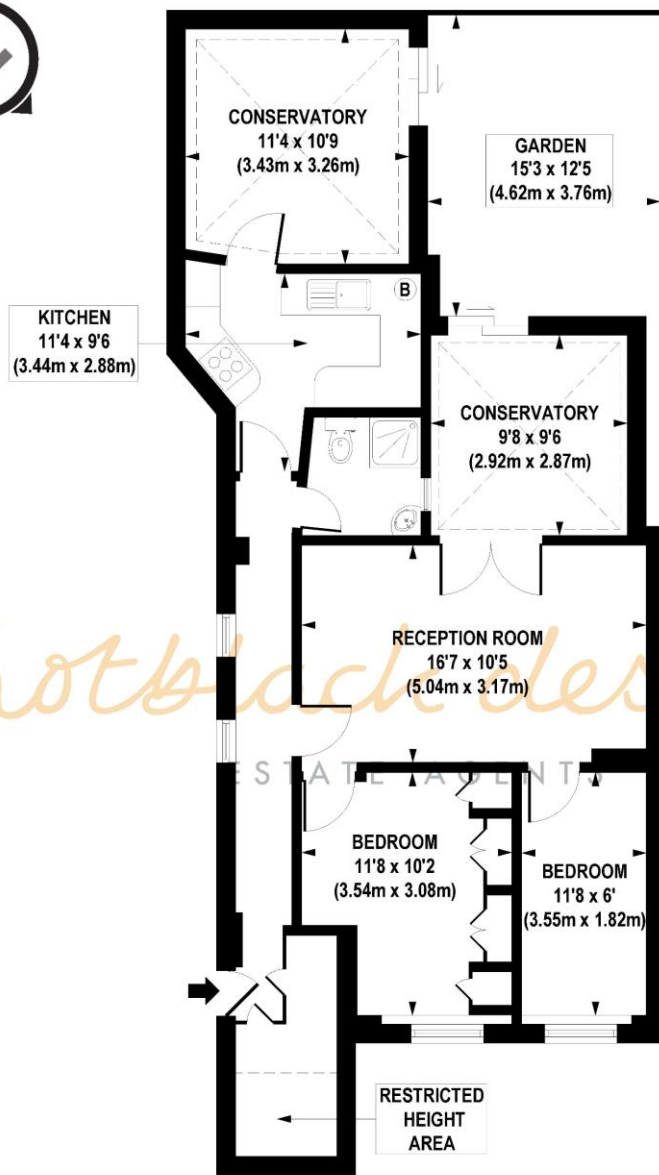
## Mildmay Road, N1 4PU

Asking Price: £695,000 Share of Freehold

Set within a period building, this fantastic two bedroom garden flat offers over 830 sq. ft. of internal accommodation and sole use of a South West facing garden. Benefiting from its own entrance, this wonderful period conversion comprises, separate kitchen, reception room with double doors leading to one of the two conservatories, two bedrooms, modern bathroom and ample storage. The property is being sold with a share of the freehold of the building.

- Two Bedrooms
- Reception Room
- Separate Kitchen
- South-West Facing Garden
- Share of Freehold (88 years)
- Service Charge £421 p/a
- Approx 837 Sq Ft
- Council Tax Band D (Islington)





LOWER GROUND FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 837 sq. ft / 77.76 sq. m (Including Restricted Height Area)**  
**APPROX. GROSS INTERNAL FLOOR AREA 818 sq. ft / 75.95 sq. m (Excluding Restricted Height Area)**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

