



Fabulously located garden maisonette

Myddelton Square, Finsbury, London, EC1R

£1,000,000 Share of Freehold



2 Bedrooms • 1 Bathroom • 1 Reception Room

Private Entrance • Garden Maisonette • Two Double Bedrooms
• Two Demised Vaults • Sold Chain Free

Local Information

Myddelton Square is one of the most sought-after addresses in EC1 and N1. It offers peace and tranquillity as well as easy access to Angel, Farringdon and Kings Cross/St Pancras Stations. Both Exmouth Market and Upper Street are within close proximity, offering a great selection of restaurants, bars and shops. Sadler's Wells Theatre is also just a short walk away as are the frequent buses to Covent Garden and the West End.

About this property

This Grade II Listed Georgian maisonette is located on Myddelton Square overlooking St Mark's Church.

The raised ground floor compromises of a large living area and a separate eat in kitchen diner. The two double bedrooms, family bathroom and separate utility room are located on the lower level which also gives access to the private south facing garden.

The property benefits from its own entrance, two demised vaults and period features including an original fireplace, floorboards and sash windows. Offered to the market chain free.

Tenure

Share of Freehold

Local Authority

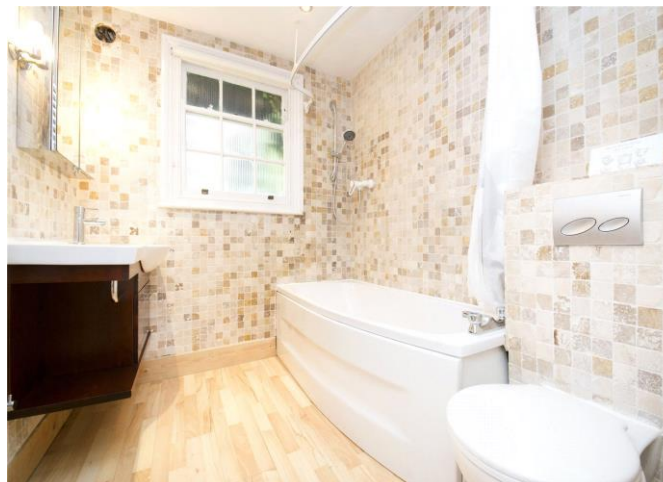
Islington

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Office.
Telephone: +44 (0) 20 7253 2533.

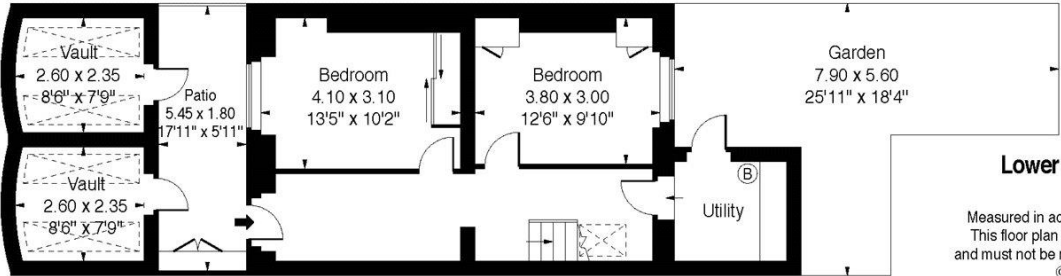
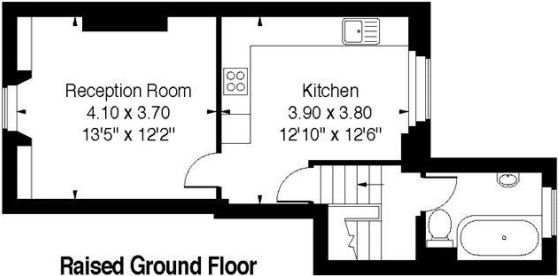





Myddelton Square, Finsbury, London, EC1R
Gross Internal Area 873 sq ft, 81.1 m²

Tom Willing
Clerkenwell
+44 (0) 20 7253 2533
tom.willing@savills.com

Middleton Square, EC1R
Approximate Gross Internal Area = 873 sq ft / 81.10sqm
(Excluding Vaults)
Approximate Vaults Area = 143 sq ft / 13.28 sqm
Approximate Garden & Patio Area = 400 sq ft / 37.16 sqm



Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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, Scotland & Wales	EU Directive 2002/91/EC	

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