



# A terrific converted pub arranged over four floors

**Mildmay Street, Canonbury, London, N1**

Offers in excess of £2,000,000 Freehold









Large bedroom with mezzanine floor • Bedroom with dressing room • Main bathroom • Two further shower rooms and • Two further WC's • Two further extra-large first floor bedrooms • Large entrance hall • Reception room and further sitting room • Two allocated parking bays • Internal garage • Terraced patio garden • Fitted kitchen with pantry • Utility room • Small front garden • Rear courtyard garden

### Local Information

Well placed for Canonbury Station this is a convenient location that has easy access to the centre of Islington and further transport links providing access to the city, the west end and beyond.

### About this property

This pub was built in the 1930s and very successfully converted for residential use in the recent past. It has been arranged to provide plenty of living space on the lower floors with plenty of bedrooms and bathrooms on the upper. Of particular note is the ground floor where the generous entrance hall opens into a light, open and airy living space (on a raised ground floor) and further living/dining space on the lower. This is open to the fitted kitchen, pantry, utility room, WC and hallway. There is also an additional staircase from this floor that leads up to the entrance hall. The rooms on the upper floors can be arranged in many ways but is currently bedrooms and bathrooms.

There is a strong internal garage, a small front garden and an attractive rear patio garden that is overlooked by the main living spaces. A super living space carved from a local public house





**Tenure**

Freehold

**Local Authority**

Islington

**Council Tax**

Band = H

**Energy Performance**

EPC Rating = E

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.

Telephone:

+44 (0) 207 226 1313.





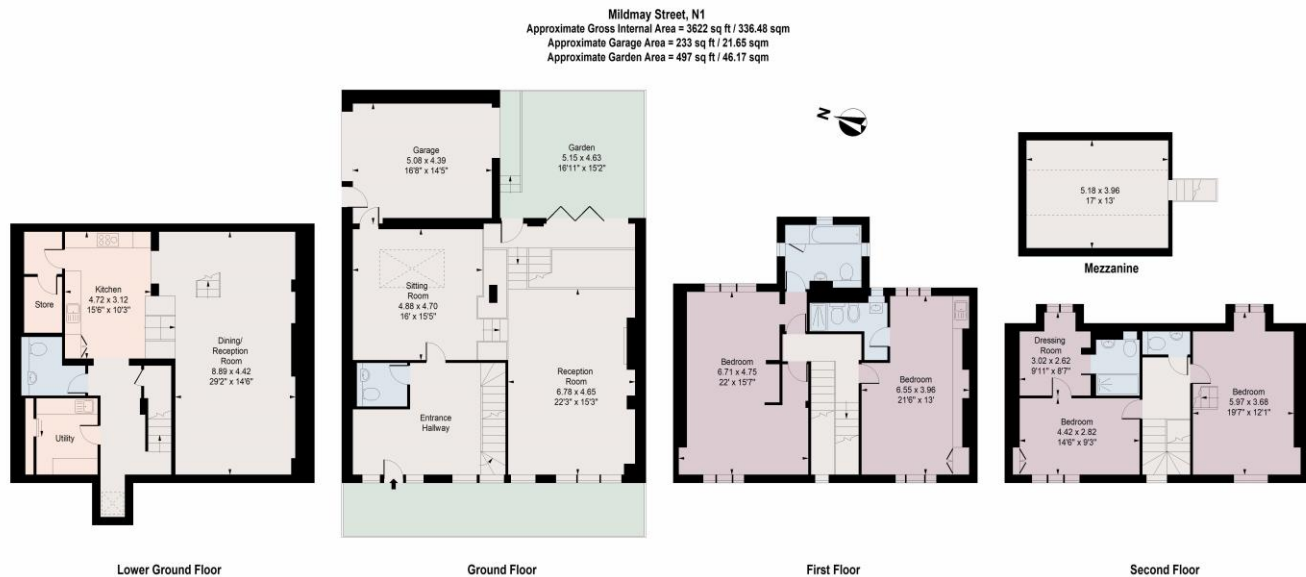




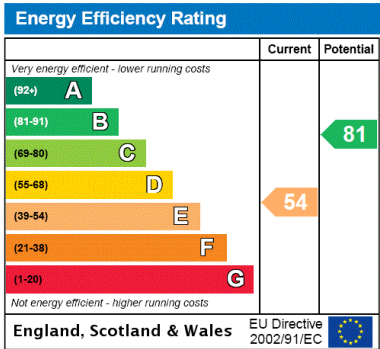
Mildmay Street, Canonbury, London, N1  
Gross Internal Area 4000 sq ft, 371.6 m<sup>2</sup>

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Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
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