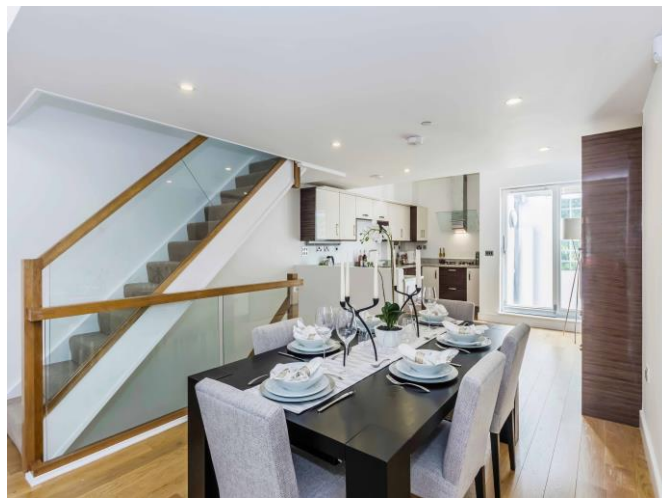


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Florence Mews, Ardleigh Road, Islington, N1 From £550,000



This boutique new development of just 7 spacious 4 storey houses and two apartments is tucked away in an extremely quiet mews off Ardleigh Road in Islington's De Beauvoir area. Hidden away behind secure electronic gates, each of the units look onto a pretty landscaped courtyard and come with a designated parking space within the mews.

The ground and lower ground floors of each house are comprised of 4 bedrooms and 4 bathrooms, with the master bedroom having access to a spacious en-suite bathroom and generous, slate paved terrace. Stairs from the ground floor hallway lead up to a 40 foot long, open plan kitchen / dining / living room which takes up the whole of the first floor. Stairs lead up from the living area to a second reception which could be used as a media room, study or guest bedroom. The laterally arranged apartments are each around 750 sq ft with two good sized double bedrooms, two bathrooms (one en suite) and a generous reception room, open plan to a kitchen with breakfast bar.

Each unit has been finished to a high standard, with engineered oak flooring throughout the living and bedroom areas, underfloor heating and a video entry system. The bespoke kitchen has plenty of storage space, is finished with a granite worktop and gas fired hob and is fully integrated with all appliances including an American style fridge freezer and wine cooler.

Available for immediate occupation, viewings are by appointment only with the sole agents, Fyfe McDade

Flat	Unit Type	Outside Space	Sq Ft	Price
1a	2 Bed	N/A	753	£550,000
1b	2 Bed	N/A	753	Reserved

House	Unit Type	Outside Space	Sq Ft	Price
2	4 Bed	Private Patio	1643	£1,095,000
3	4 Bed	Private Patio	1695	£1,295,000
4	4 Bed	Private Patio	1695	Reserved
5	4 Bed	Private Patio	1695	Reserved
6	4 Bed	Private Patio	1695	Reserved
7	4 Bed	Private Patio	1695	Reserved
8	4 Bed	Private Patio	1695	£1,250,000

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary **planning, building regulation or other consents and Fyfe McDade have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.**