



ISLINGTON PROPERTIES



Waterloo Gardens

Islington, N1

Offers In Excess Of £350,000
Leasehold

Superb studio apartment set within this impressive development, located on one of Islington's most elegant squares. The property benefits from solid wood flooring and a modern kitchen and boasts its own private garden. It is well positioned for all the local amenities, with the bars and restaurants of Upper Street moments away. Comfortably situated between Highbury and Islington (Victoria line, overground) and Angel (Northern line) stations that provide comprehensive transport links to all parts of London.

- Large studio apartment
- Private garden
- Secure location
- Excellent condition
- Imposing building
- Offered chain free
- Over 400 square feet
- Council tax: D

Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



Studio



Additional Information

Lease Term: 86 years
 Service Charge: £3,585
 Service charge review: Annually
 Ground Rent: £240 per year
 Ground rent review: tbc
 Heating: Electric Heating
 Electricity: Mains
 Water: Mains
 Sewerage: Main Drain
 Broadband: Standard, Superfast & Ultrafast (Ofcom)
 Mobile: Likely good for EE, Three, O2 & Vodafone (Ofcom)
 Parking: Residential street parking permit via the local authority

Floor Plan

Waterloo Gardens N1
 Gross Internal Area:
 37 Sq. metres
 402 Sq. feet

Lower Ground Floor

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Prepared for Islington Properties Estate Agents
 www.islingtonproperties.com
 For Sale Studio Islington N1

This floorplan is for layout guidance only. Whilst every attempt has been made to ensure the accuracy of this Lettings Floor plan, measurements of doors, windows, rooms and Sq Footage are approximate. The actual property will vary. For identification purposes only. Not to be used as part of the decision to let or buy. Price an application for a 90 day licence to use this plan. No appliances tested. ©2023/2024. Not to scale. Photography, Video, Floor Plans, Virtual Tours & EPC by www.steele.london - Email: patricia@steele.london - Tel: 07847 219401

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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