



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.



**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 so forth are approximate. The actual property will vary. For identification purposes only. Not to be used as part of the decision to let or buy. Print an application for a 90 day licence to use this plan. No appliances listed. ©2011/2023. 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) <b>A</b>			
(81-91) <b>B</b>			<b>78</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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