



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.



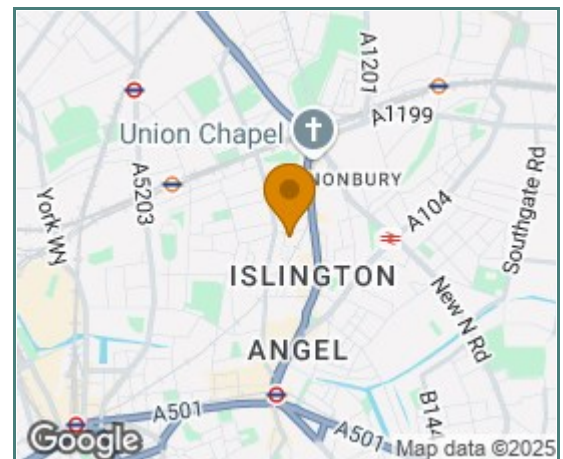
Additional Information

Lease Term: 86 years
Service Charge: £3,793.72
Service charge review: Annually
Ground Rent: £240 per year
Ground rent review: Every 25 years
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

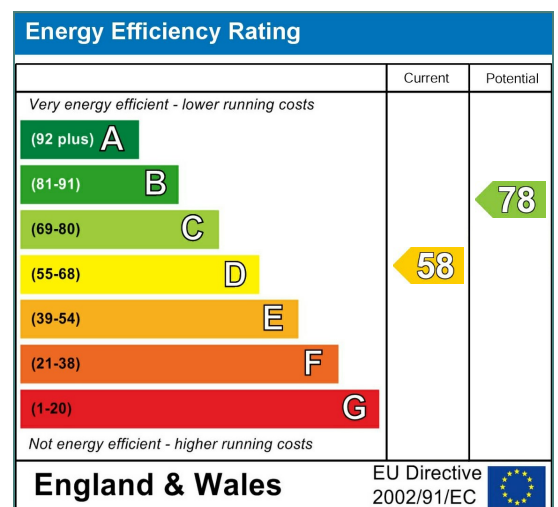
Floor Plan



Area Map



Energy Efficiency Graph



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