



ISLINGTON PROPERTIES



Waterloo Gardens

Islington, N1

Offers In Excess Of £350,000

Leasehold

Good sized studio set within this imposing development, well located between Highbury and Islington and Angel stations, with the amenities of Upper Street moments away. The property is offered on a chain free basis and features its own secluded private patio garden. and would make an ideal pied-a-terre.

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

Viewing

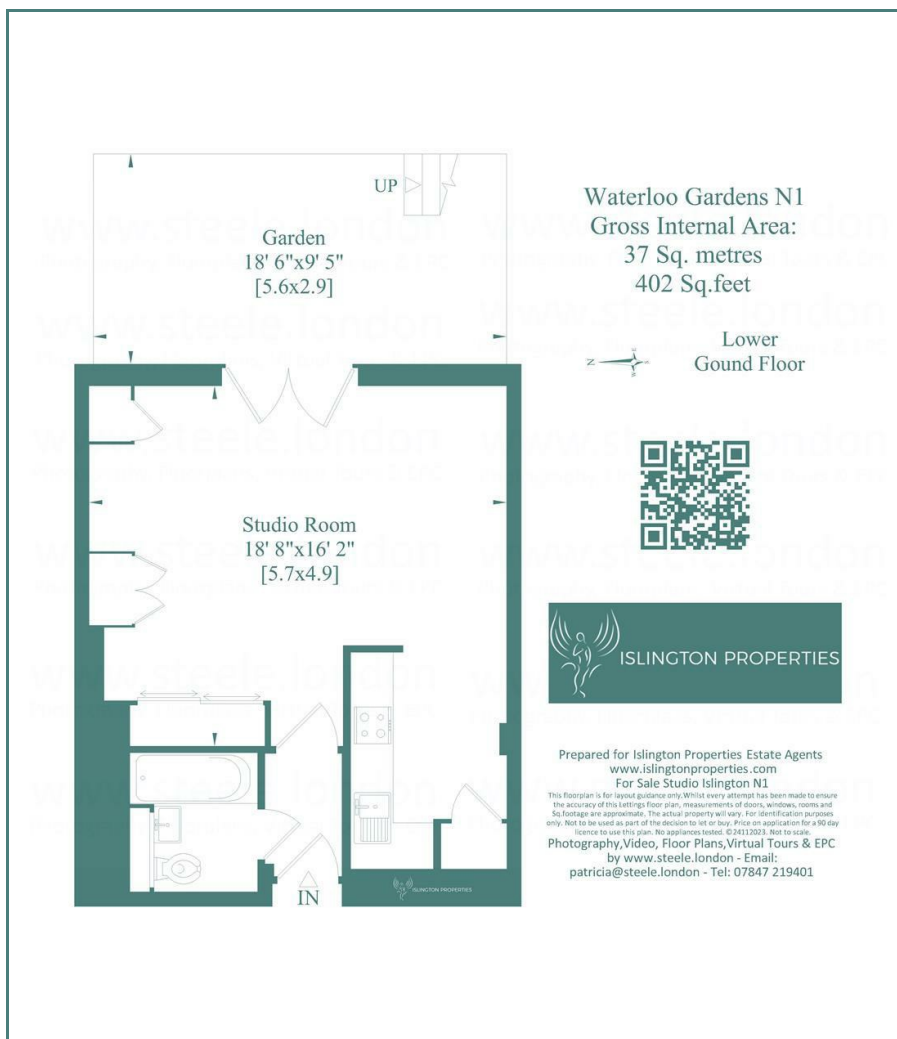
Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



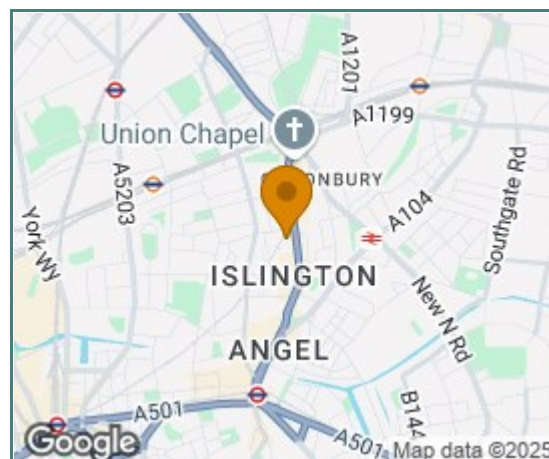
Additional Information

Lease Term: 84 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

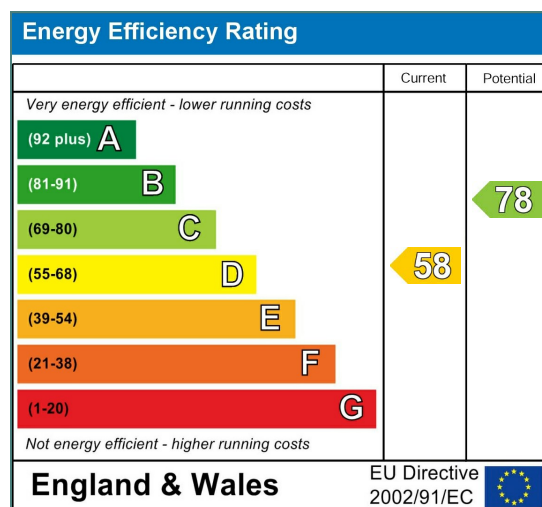
Floor Plan



Area Map



Energy Efficiency Graph



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