



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

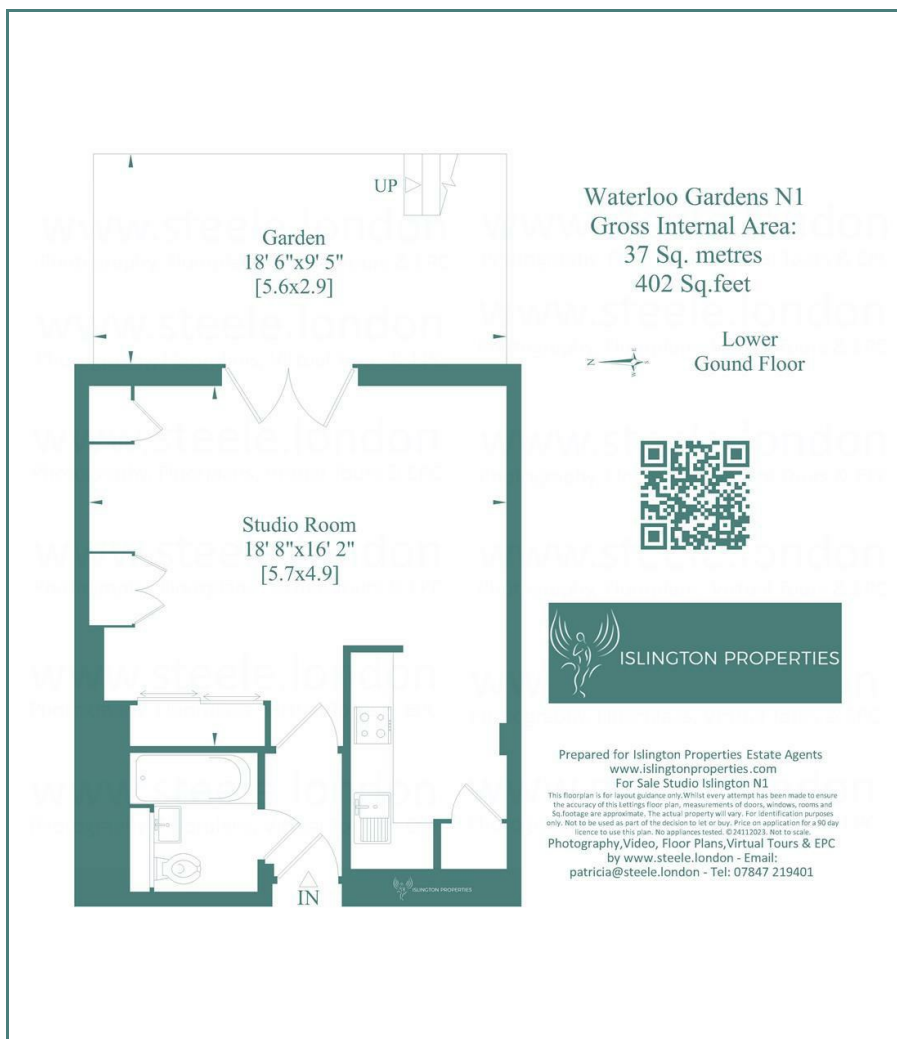
Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



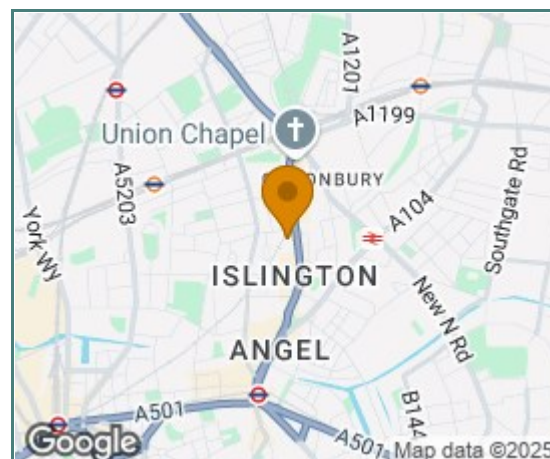
Additional Information

Lease Term (Years Remaining): 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

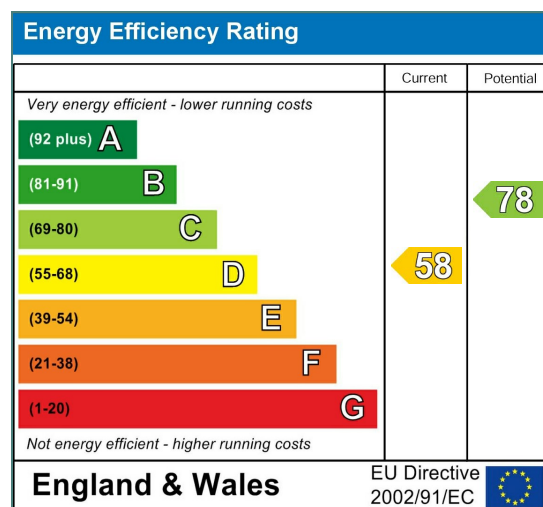
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Council Tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your solicitor prior to exchange of contracts.