



## 7 PAPER MILL BUILDINGS, CITY GARDEN ROW

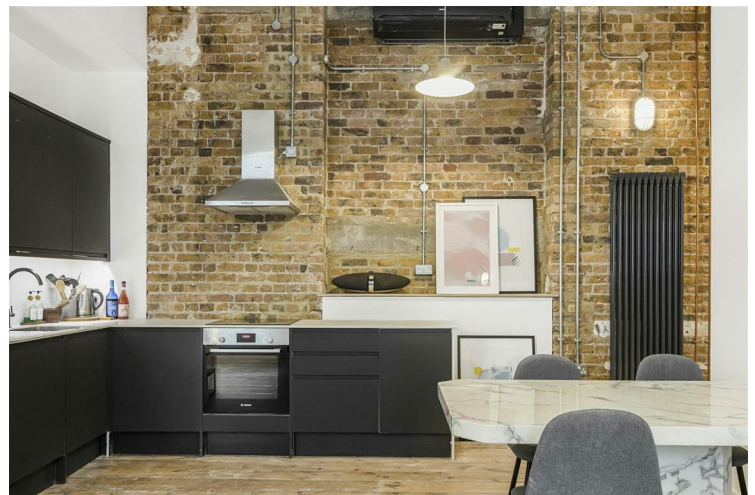
**£3,650 PER**

Nestled in the vibrant and sought-after neighbourhood of Islington, this exceptional ground floor two-bedroom apartment is located in a charming former warehouse, seamlessly blending contemporary living with industrial character.

The property boasts a spacious open-plan kitchen and living area, two generously sized double bedrooms, alongside two modern, well-appointed bathrooms for added convenience.

The property boasts striking exposed brick walls, beautifully refurbished wooden floors, rustic wooden beams, and large industrial-style windows that flood the space with natural light, creating a truly unique living environment that exudes character and charm.

Recently refurbished to a high standard, this apartment offers modern comforts while preserving its original features, creating a perfect balance of old-world charm and contemporary sophistication.



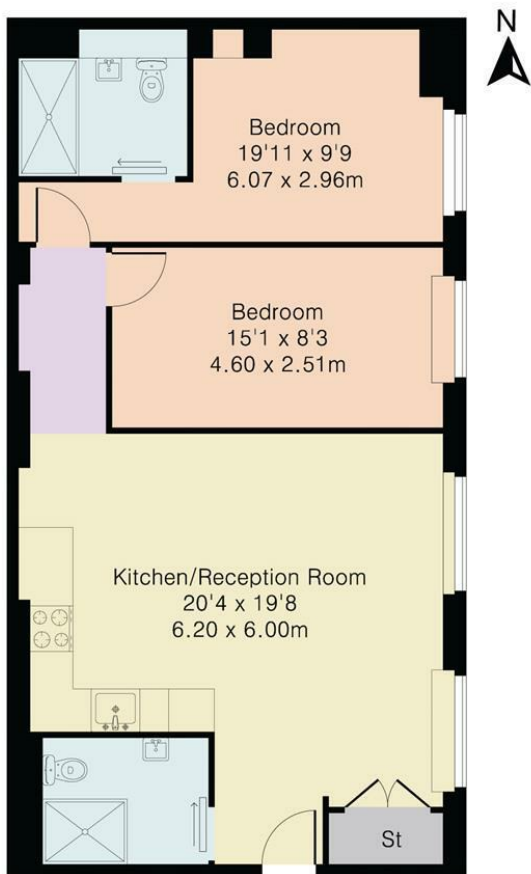
- Two Bedrooms • Two Bathrooms • Newly Refurbished • Modern • EPC Rating C • Council Tax Band F (Islington) • Part Furnished Optional • Available End of May



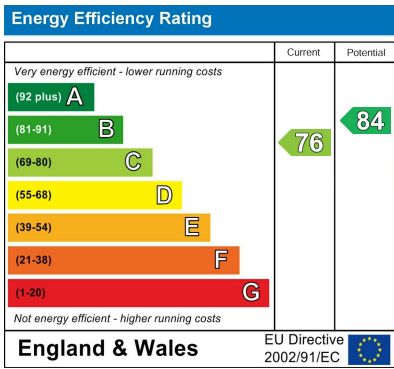
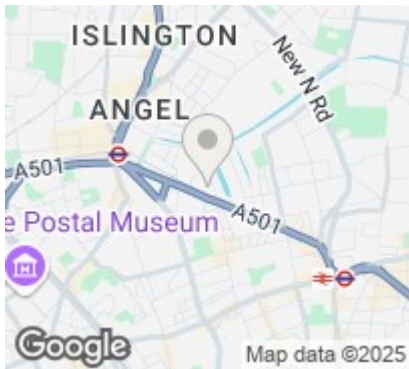




Approximate Gross Internal Area 760 sq ft – 71 sq m



Ground Floor Flat



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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