



Waterloo Gardens

Milner Square, N1

Asking Price £550,000

A beautiful 1 double bedroom apartment situated in the heart of Barnsbury and only moments from the amenities and transport links that Upper Street has to offer.

CHESTERTONS



Waterloo Gardens

Milner Square, N1

- Beautifully presented 1 double bedroom apartment
- Fabulous light and views
- Custom designed bathroom tiled in Carrara marble
- Secure development
- Ideally located off of Upper Street
- Set within the Barnsbury conservation area
- Close to transport links



A beautiful 1 double bedroom apartment situated in the heart of Barnsbury and only moments from the amenities and transport links that Upper Street has to offer. Accommodation is well proportioned, bright and beautifully presented and comprises; a fabulous open plan kitchen/reception room upon entry, with the kitchen being finished to the highest standard featuring Siemens appliances and Grohe fittings. The reception space is bathed in natural light courtesy of the large windows and Juliette balcony, separated by expansive sliding doors that provides a view straight down College Cross, providing a wonderful, uninterrupted and private aspect that must be viewed to be truly appreciated. There is also a spacious double bedroom and the immaculate custom-designed bathroom tiled in Carrara marble with Duravit, Grohe fixtures and fittings and pressurised water. This apartment is located in a secure, portered apartment block in the very heart of Islington. Milner Square is an absolutely fantastic address, situated centrally amongst the hustle and bustle of the vibrancy of Upper Street, but retaining peace and tranquillity within this central position. Alternatively the gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel. Highbury & Islington station (National Rail & Victoria Line) and Angel Underground (Northern Line) offer superb transport links to the City and across London.

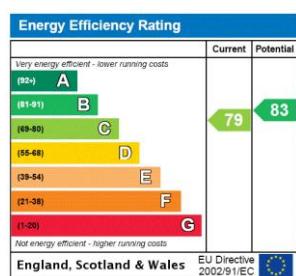
Tenure: Leasehold 173 years 5 months

Service Charge: £3600

Ground Rent: £0

Local Authority: Islington

Council Tax Band: D



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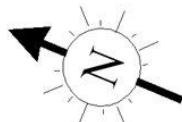
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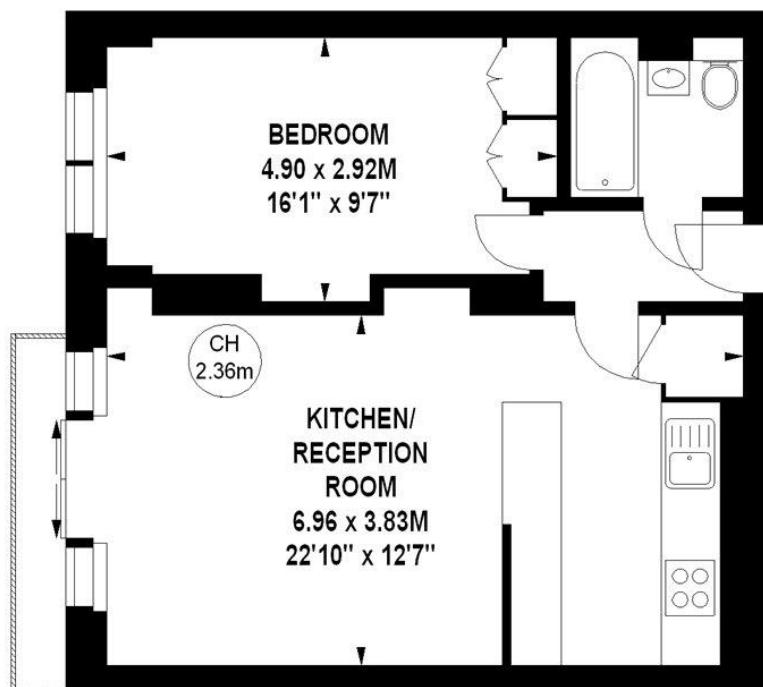
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Approximate gross internal area

47.66 sq m / 513 sq ft



Key :
CH - Ceiling Height



Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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