



Third floor studio apartment in this prime central Islington location.

Waterloo Gardens, Milner Square, London, N1

£350,000 Leasehold





Studio room • Kitchen • Bathroom • Prime Islington location •
Studio apartment • Portered building • 200 m to Upper street •
Balcony

Local Information

Milner Square is one of
Barnsbury's prettiest squares and
is close to excellent local pubs
and restaurants. Upper Street is
within 5 minutes walking distance.

Waterloo Gardens is a portered
modern building at the north end
of Milner Square, close to Upper
Street in eastern Barnsbury. The
surrounding houses are either
period or period-style stock, and
the north end of Milner Square is
very quiet.

About this property

Well presented and very large
third floor studio apartment in this
prime central Islington location
just 200 metres from Upper
Street. The property is bright, and
has a small balcony with views
over surrounding rooftops

Tenure

Leasehold

Local Authority

Islington

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied
and are strictly by prior
arrangement through Savills
Islington Office.

Telephone:

+44 (0) 207 226 1313.



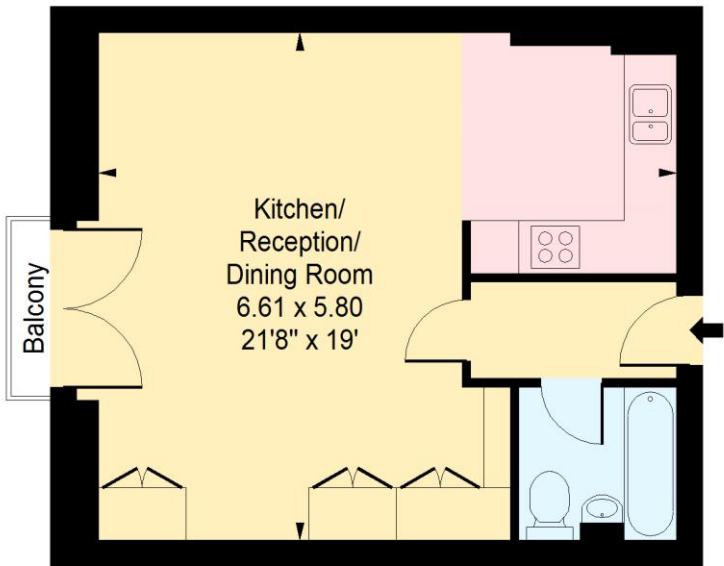


Waterloo Gardens, Milner Square, London, N1
Gross Internal Area 415 sq ft, 38.6 m²

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**Waterloo Gardens,
Milner Square, N1**

Approximate Gross Internal Area = 415 sq ft / 38.55 sqm
Approximate Balcony Area = 10 sq ft / 0.93 sqm



Third Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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