





WATERLOO GARDENS 1-4, MILNER SQUARE, LONDON, N1

OFFERS IN EXCESS OF £425,000 LEASEHOLD

A 576 SQ. FT. ONE BED APARTMENT SET WITHIN A PRIVATE COMPLEX JUST OFF UPPER STREET

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

A 576 sq. ft. one bedroom set over the ground floor within a well maintained private complex in the heart of Angel. The flat has been refurbished to a high standard with wooden flooring, excellent storage and large bright windows throughout. The property further benefits from a private off-street secure parking space, porter, a long lease and is offered to the market chain free.

Waterloo Gardens is situated on Milner Square, one of Islington most prestigious garden square locations.

The property is just a short distance from a vast selection of restaurants, bars and shops on Upper Street as well as being withing striking distance from a number hugely popular gastro pubs. An array of brilliant transport links are on hand with a number of options for easy travel across London. Angel station (Northern line) and Highbury and Islington (Victoria line and overground) are both within easy reach whilst a large number of bus routes facilitate effortless access to the City and West End. St Pancras is also close by for convenient international transport links.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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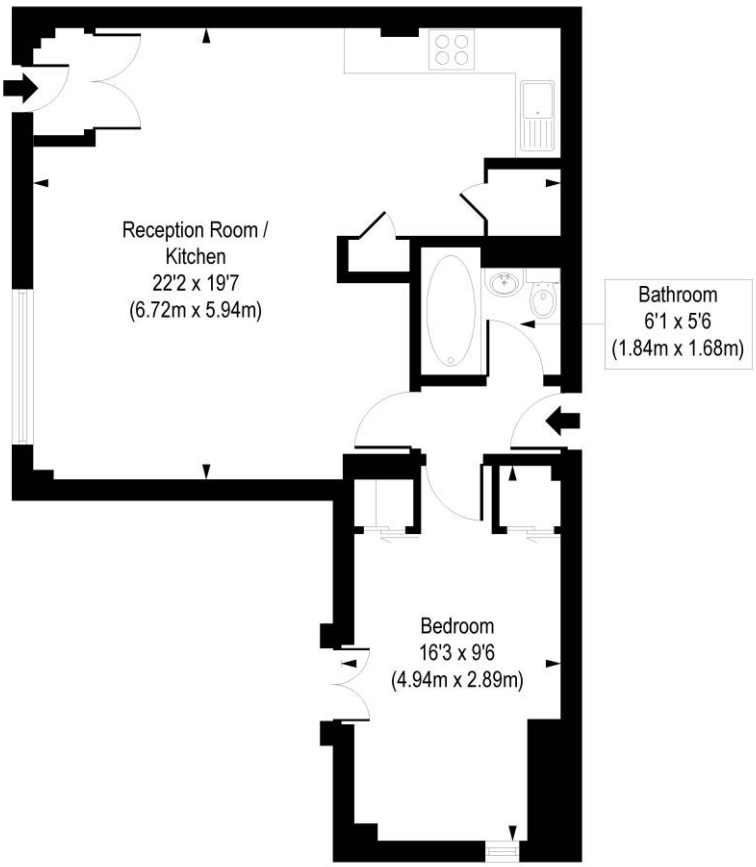




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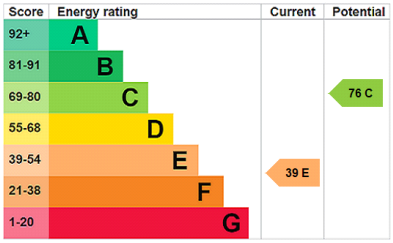
Approx. Gross Internal Floor Area 576 sq. ft / 53.55 sq. m



Ground Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/ISL220093

Tenure: Leasehold

Term: 120 year and 0 months (Subject to change)

Service Charge: £5263.16 per annum (approx.)

Ground Rent: £300 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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