



FLAT G6, WATERLOO GARDENS, MILNER SQUARE, LONDON, N1  
**£375,000 LEASEHOLD**

**A BRIGHT 406 SQ. FT. STUDIO FLAT WITH  
 TALL CEILINGS SET WITHIN A PRIVATE  
 COMPLEX JUST OFF UPPER STREET**

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## DESCRIPTION:

A 406 sq. ft., bright, neutral, and well-presented studio flat with a semi-open plan kitchen, generous hallway space, three-piece bathroom with a bathtub, and plentiful storage, set over the raised ground floor of a well-maintained private complex in the heart of Barnsbury, N1.

Waterloo Gardens is situated on Milner Square, one of Islington's 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 within a striking distance of a number of 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 many 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 are 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.\*

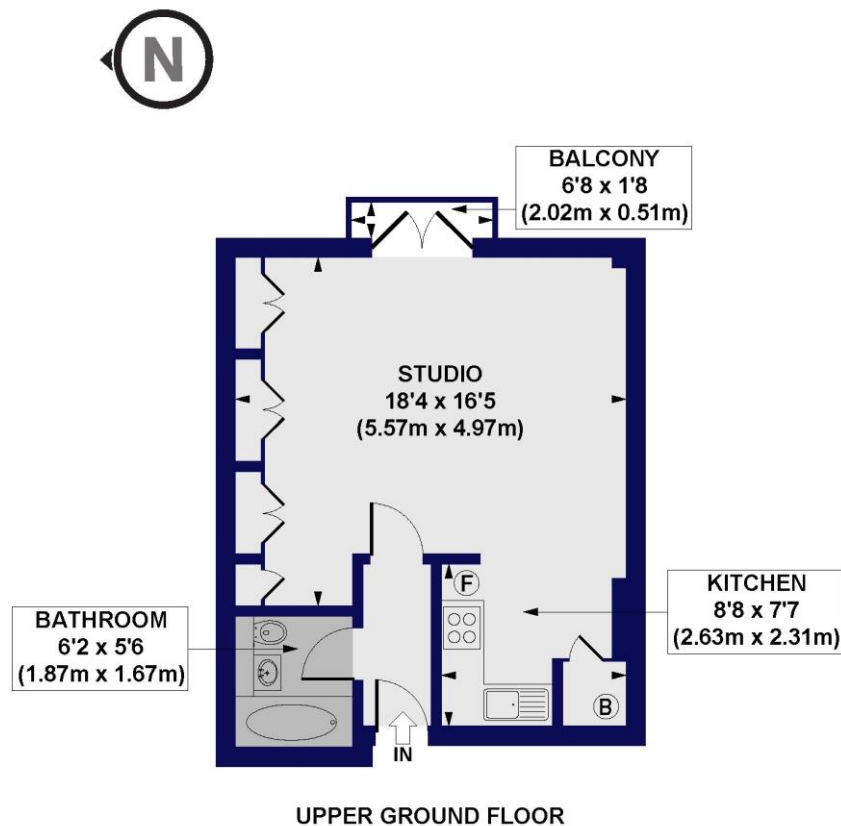
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**Waterloo Gardens, Milner Square, N1**  
**Approx. Gross Internal Floor Area 406 sq. ft / 37.76 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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