



WATERLOO GARDENS, MILNER SQUARE, ISLINGTON, N1
£500,000 LEASEHOLD

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

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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.

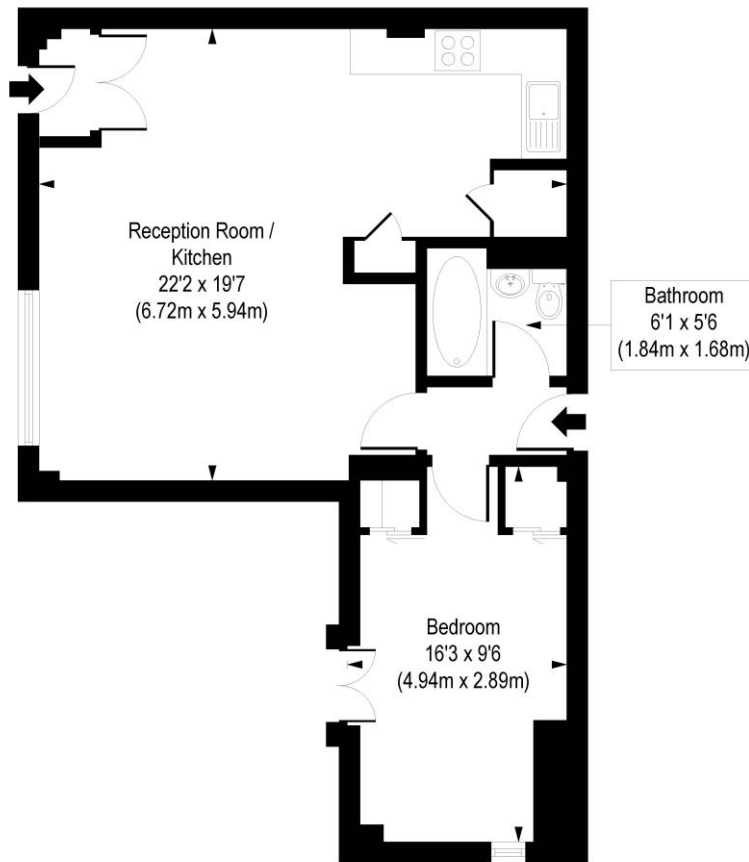
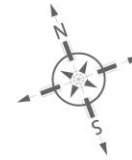
Waterloo Gardens is situated on Milner Square, one of Islington most prestigious garden square locations. The property is just a short distance from a vast selection of restaurants, bars and shops on Upper Street as well as being withing striking distance from a number hugely popular gastro pubs. An 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.

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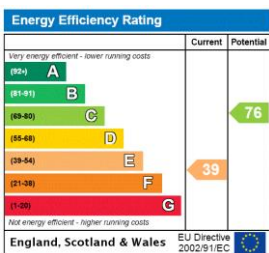
Waterloo Gardens, Milner Square, N1
 Approx. Gross Internal Floor Area 576 sq. ft / 53.55 sq. m



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.



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