



FLAT E (2) PAPER MILL BUILDINGS 7 CITY GARDEN ROW

£3,900 PER

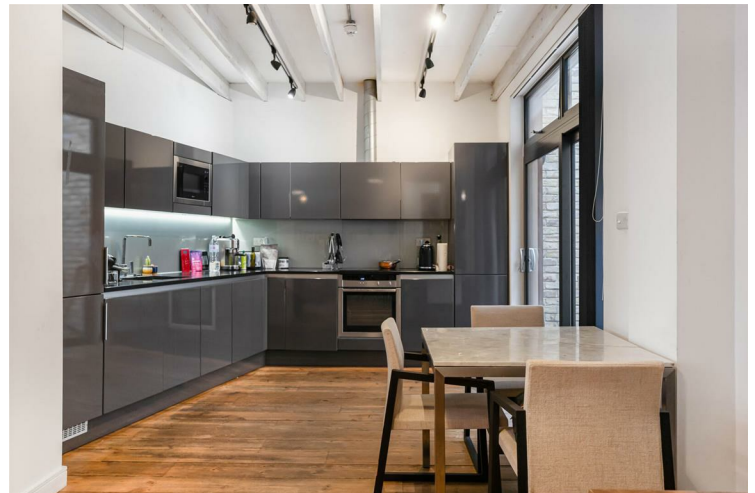
Situated in the vibrant and highly desirable neighbourhood of Islington, this remarkable ground floor apartment at City Garden Row offers a unique blend of contemporary living and industrial charm. Spanning an impressive 1,108 square feet, this two-bedroom, two-bathroom residence is housed within a beautifully converted former warehouse.

Upon entering, you are welcomed by a spacious hallway, leading to a charming open-plan kitchen and living area. The apartment features two generously sized double bedrooms and two modern bathrooms.

The property is adorned with striking exposed brick walls, refurbished wooden floors, and rustic wooden beams, all complemented by large industrial-style windows that allow natural light to flood the space.



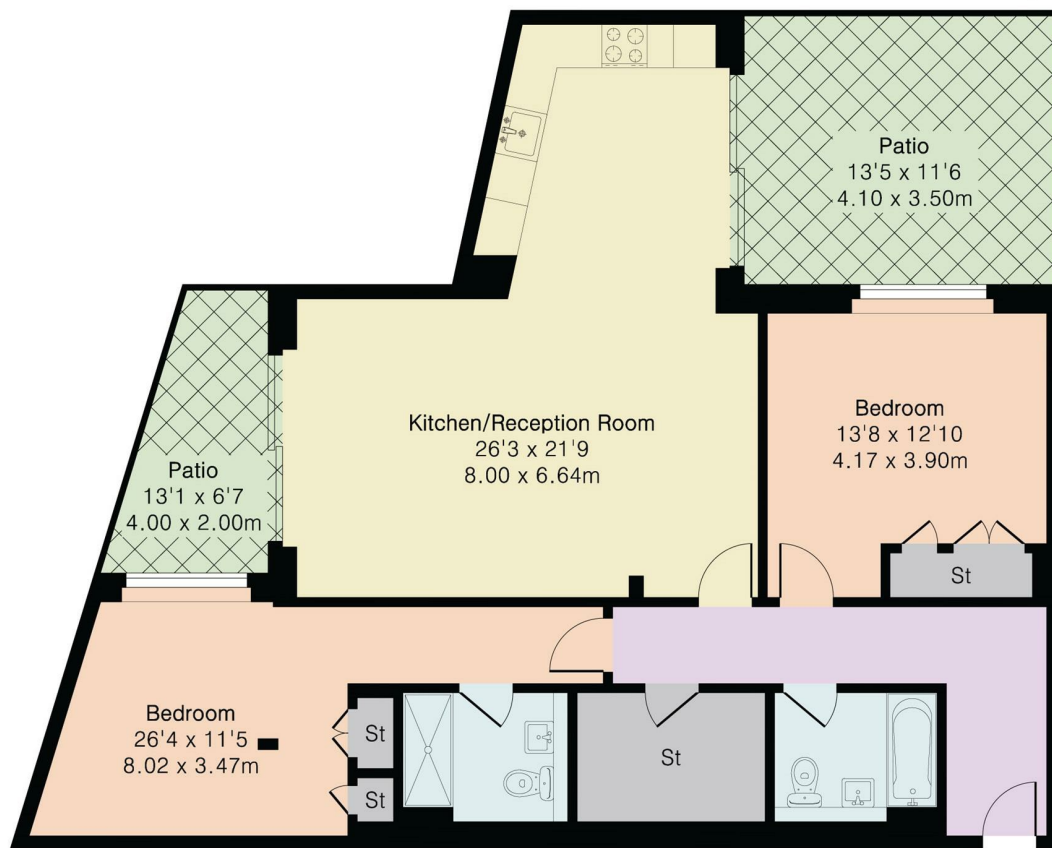
- Two Double Bedrooms • Spacious Open-Plan Kitchen • Two Modern Bathrooms • Exposed Brick Walls



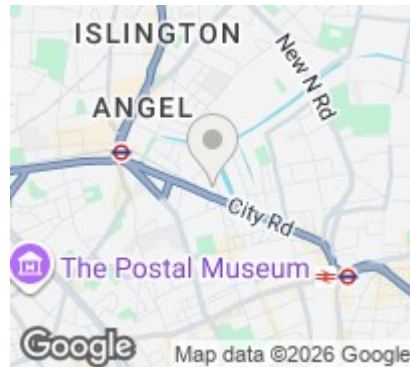
- Private Outside Spaces • Unfurnished • Available End of June 2026 • Located Close to Angel & Old Street Stations



Approximate Gross Internal Area 1110 sq ft - 103 sq m



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Noble House Services - Lettings 02070888220
 5 Paper Mill Buildings, City Garden enquiries@nh-services.co.uk
 Row, www.nh-services.co.uk
 Islington
 London
 N1 8DW

NH NobleHouse
 services