



**FLAT F (3) 7 PAPER MILL BUILDINGS, CITY
GARDEN ROW**

£3,950 PER

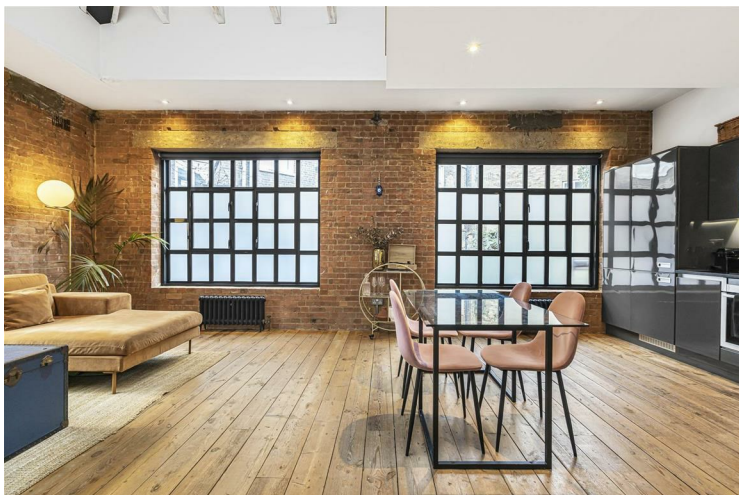
Nestled in the vibrant heart of London's Islington, this exceptional two-bedroom split level apartment resides in a charming former warehouse. Featuring a spacious and fully integrated open-plan kitchen and living area, two generous double bedrooms, each with en-suites and a separate W/C.

The apartment showcases stunning exposed brick walls, beautifully refurbished wooden floors, rustic wooden beams, and striking industrial-style windows, exuding character and charm.

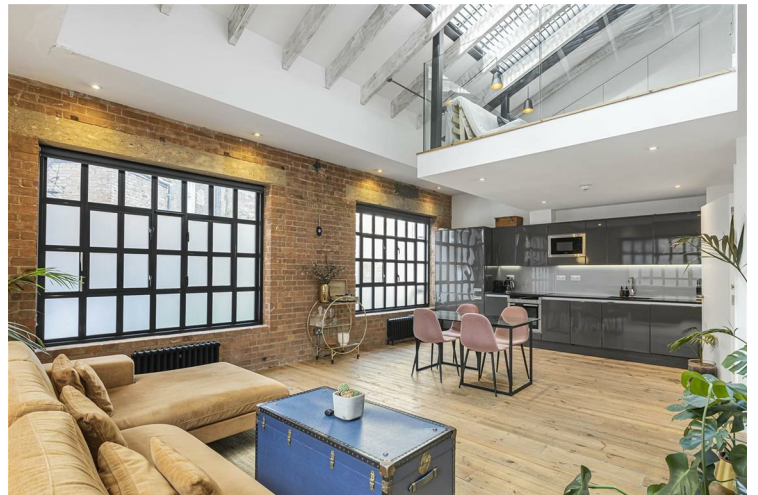
This desirable location boasts excellent transport links, with Angel and Old Street stations just a short walk away. The area is surrounded by trendy cafes, restaurants, and boutique shops, as well as green spaces like Shoreditch Park and Regent's Canal.




- Two Bedrooms • Two Bathrooms • Split Level Mezzanine • Fully Integrated Appliances • Unfurnished



- Available in November
- Council Tax Band F (Islington)
- EPC Rating D





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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