



NobleHouse
services



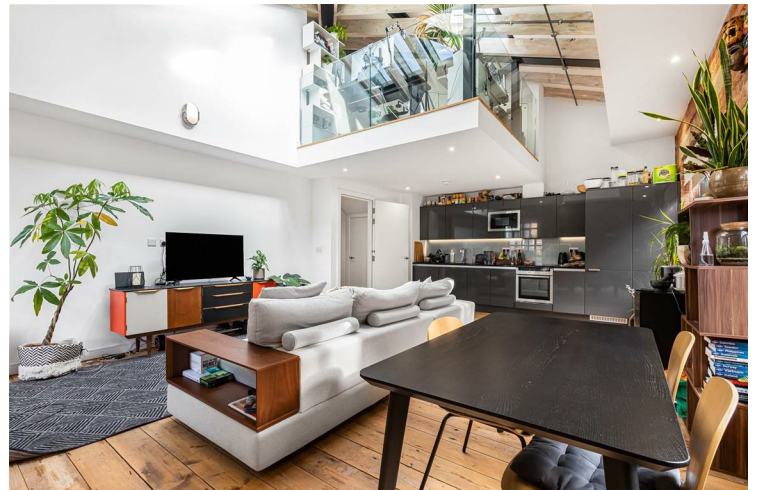
FLAT G (4) PAPER MILL BUILDINGS 7 CITY GARDEN ROW

£4,000 PER

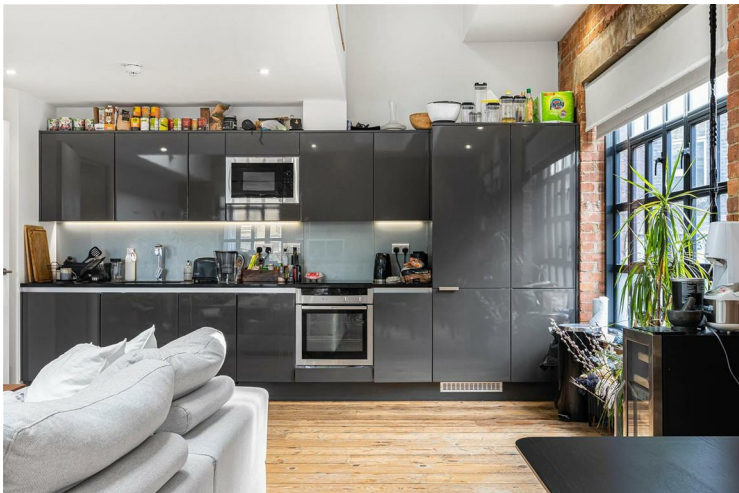
Tucked within a historic warehouse conversion in vibrant Islington, this charming two-bedroom split level apartment blends classic character with modern comfort.

With exposed brick walls, restored wooden floors, and industrial-style windows, the apartment exudes timeless appeal. Located moments from Regents Canal, City Road, and Upper Street, it provides easy access to Shoreditch, Islington, and the City's attractions.

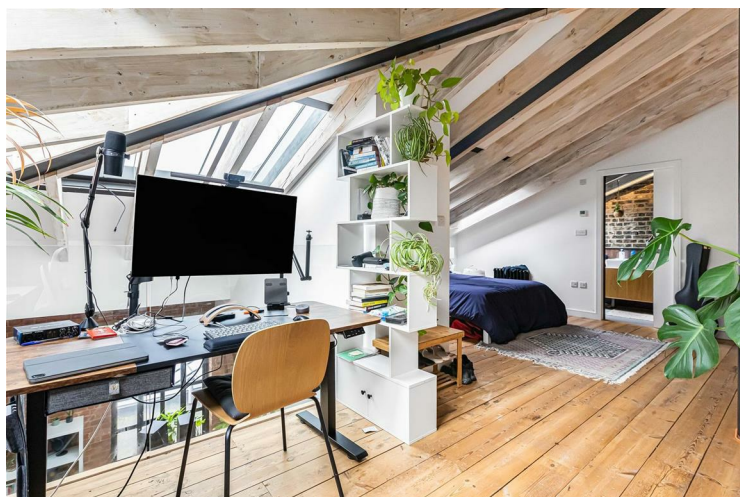
Ideal for urban living, this apartment invites residents to enjoy the best of London's culture, dining, and entertainment. Welcome to your urban oasis in Islington.



- Two Bedrooms • Two Bathrooms • Open Plan Kitchen and Reception • Split Level Apartment • Bright and Spacious



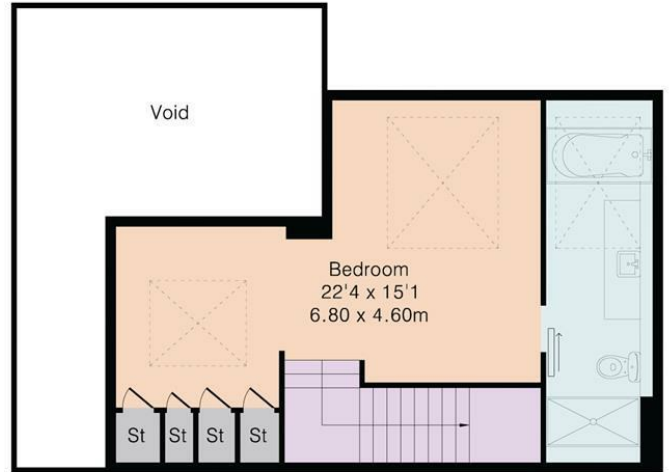
- Fantastic Location
- EPC Rating D
- Council Tax Islington (Band F)
- Available 1st April 2025



Approximate Gross Internal Area 1314 sq ft – 122 sq m
 First Floor Flat Area 853 sq ft – 79 sq m
 Mezzanine Area 461 sq ft – 43 sq m



First Floor Flat



Mezzanine



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(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

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