

NH**NobleHouse**
services

7 PAPER MILL BUILDINGS CITY GARDEN ROW

£3,700 PER

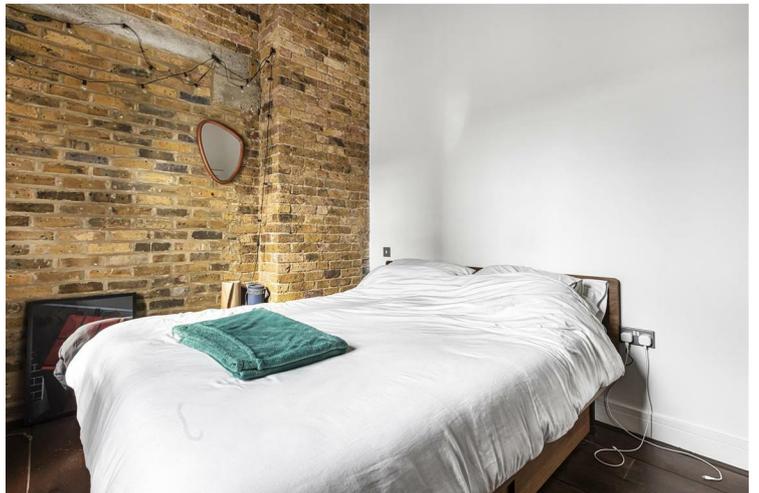
Nestled in the vibrant heart of London's Islington, this exceptional two-bedroom apartment resides in a charming former warehouse. Featuring a spacious open-plan kitchen/living area, two generous double bedrooms, and two well-appointed bathrooms, it offers comfort and style.

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



- Two Bedrooms • Two Bathrooms • Large Open Plan Kitchen Reception Area • Great Location • Unfurnished • Available Late May • EPC Rating D • Council Tax Islington (Band F)





Approximate Gross Internal Area 865 sq ft – 80 sq m



Second Floor Flat



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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