



## FLAT B 7 PAPER MILL BUILDINGS, CITY GARDEN ROW

**£4,000 PER**

A striking two-bedroom, two-bathroom warehouse apartment set within the sought-after Paper Mill Buildings on City Garden Row, N1. Positioned on the second floor, this characterful home extends to approximately 861 sq. ft. and beautifully combines original industrial features with contemporary finishes. The impressive open-plan reception room and kitchen is framed by exposed brickwork, wide wooden floorboards, substantial timber beams and large warehouse-style windows, creating a bright and distinctive living space.

The modern fitted kitchen features sleek dark cabinetry, integrated appliances and contrasting stone-effect worktops, while the generous reception area provides ample space for both dining and entertaining.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a spacious en-suite bathroom. A further stylish bathroom with a walk-in shower serves the second bedroom and guests. Both bathrooms retain the property's warehouse character through exposed brickwork, while offering clean, modern fittings.

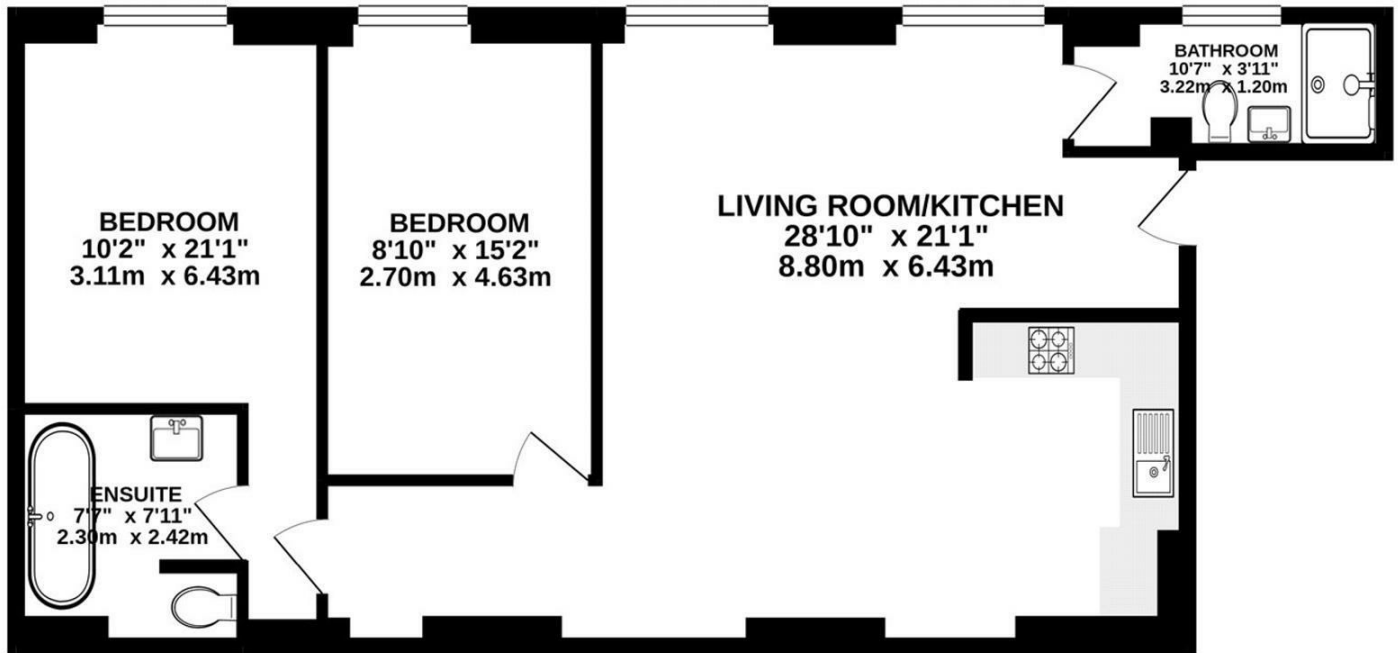


- TWO DOUBLE BEDROOMS • TWO BATHROOMS • APPROX 850SQFT • CONVERTED WAREHOUSE APARTMENT • FLEXIBLE MOVE-IN DATE • UNFURNISHED



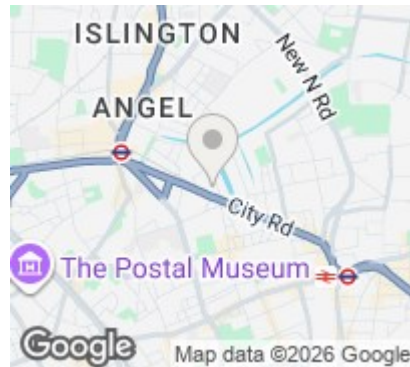


## 2ND FLOOR



TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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