

## C PAPER MILL BUILDINGS, CITY GARDEN ROW

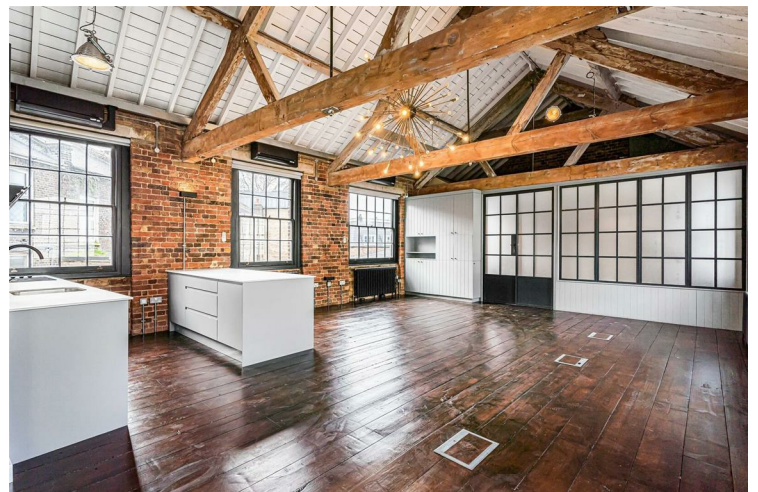
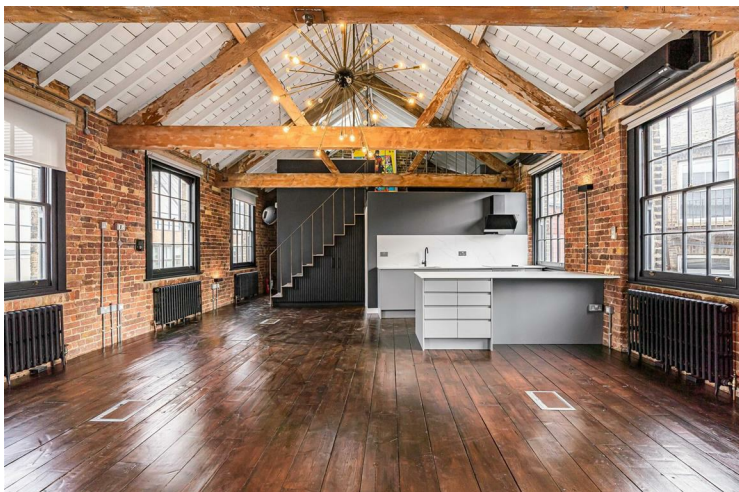
£4,000 PER

Situated within the characterful Papermill Buildings, this exceptional warehouse-style loft apartment offers over 1000sqft of unique living space in the heart of Islington.

Set within a converted Victorian paper mill, the property beautifully combines industrial heritage with contemporary design, featuring exposed London stock brickwork, original timber beams and impressive vaulted ceilings throughout.

The accommodation is centred around a newly refurbished open-plan kitchen and reception space, flooded with natural light from large warehouse-style windows. The modern kitchen is fitted with sleek cabinetry and a central island, perfectly complementing the apartment's loft-style aesthetic.

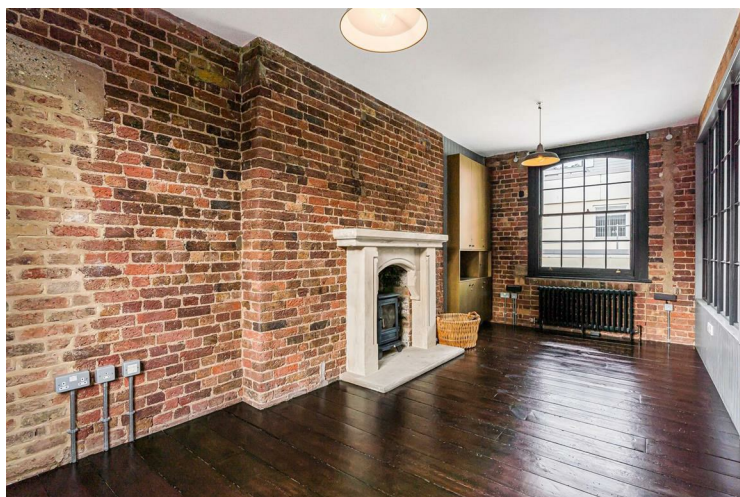
The property further comprises a generous double bedroom, a modern bathroom and useful storage areas, while a mezzanine level above the main living space provides an ideal home office, guest room,



- One/Two Bedrooms • One Bathroom • Open Plan Living and Kitchen Area • Utilities Included (Gas, Electricity and Water)



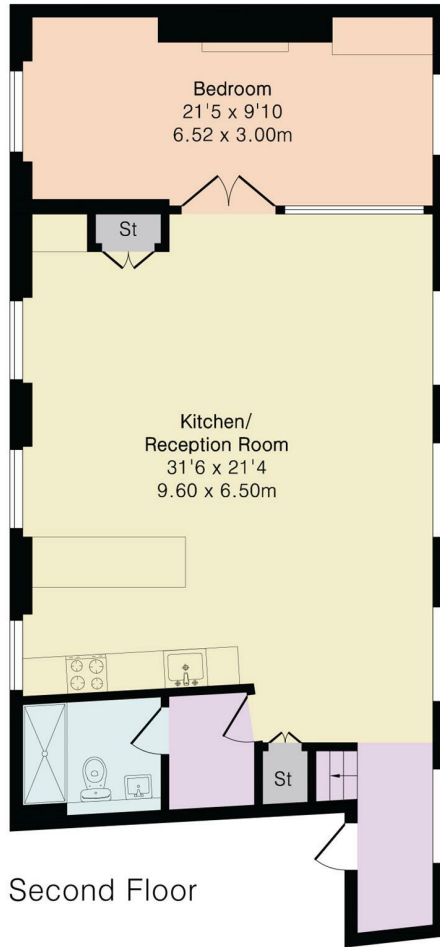
- Close to Angel & Old Street Stations
- Unfurnished
- EPC Rating C
- Council Tax Band F (Islington)



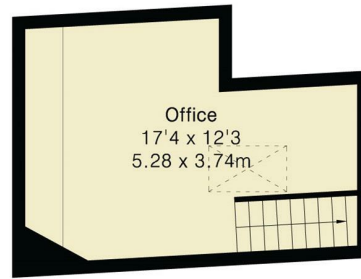
**Approximate Gross Internal Area 1093 sq ft - 101 sq m**

Second Floor Area 908 sq ft – 84 sq m

Mezzanine Area 185 sq ft – 17 sq m



Second Floor



Mezzanine



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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