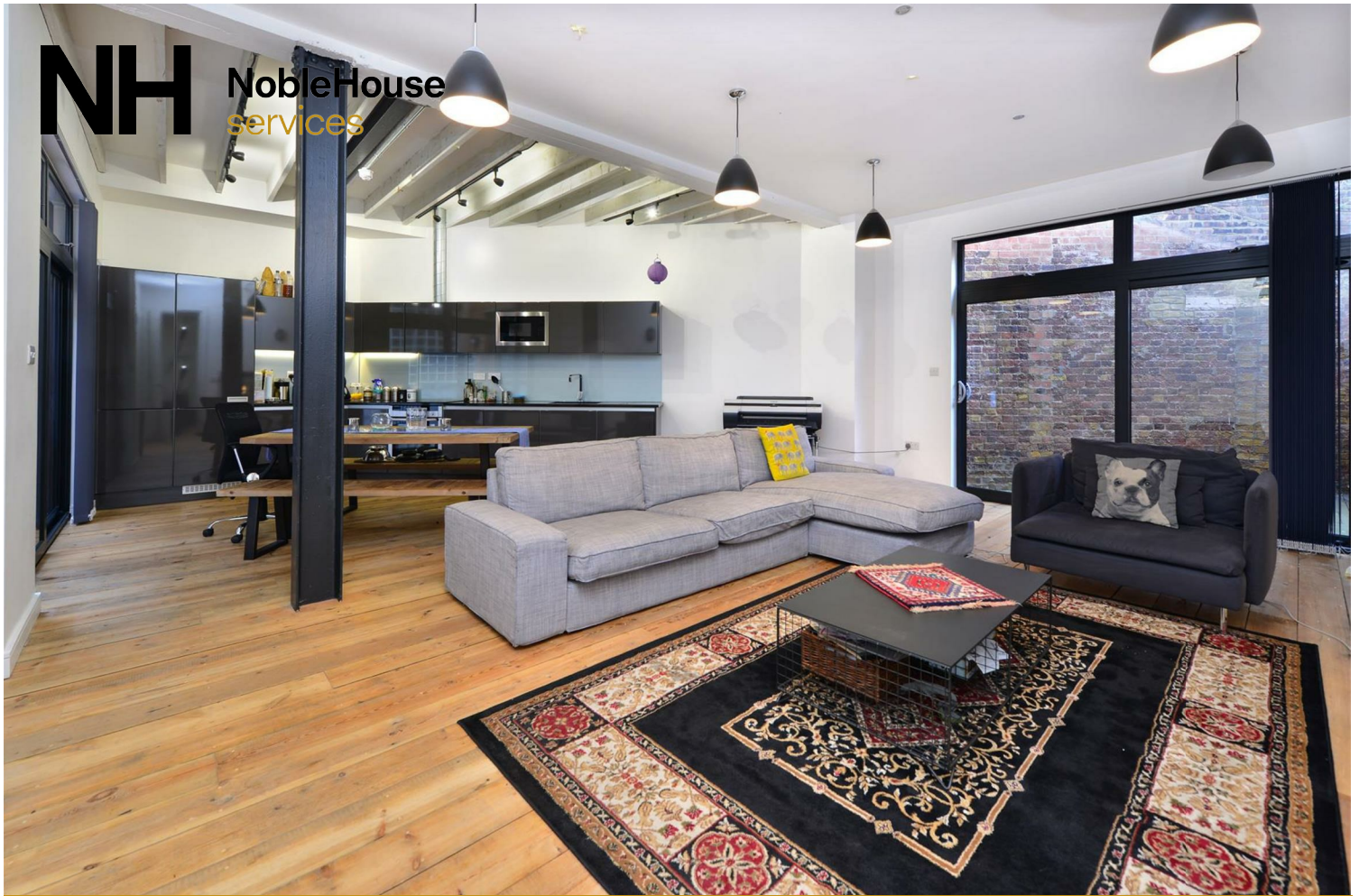


NH**NobleHouse**
services

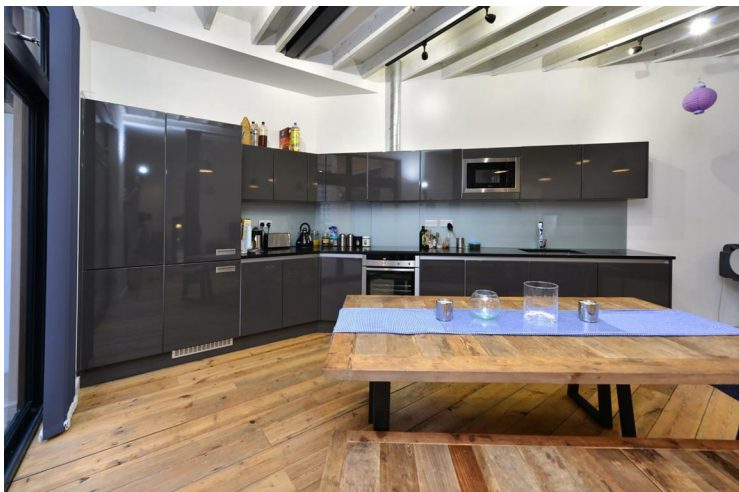
FLAT D (1) PAPER MILL BUILDINGS 7 CITY GARDEN ROW

£3,700 PER

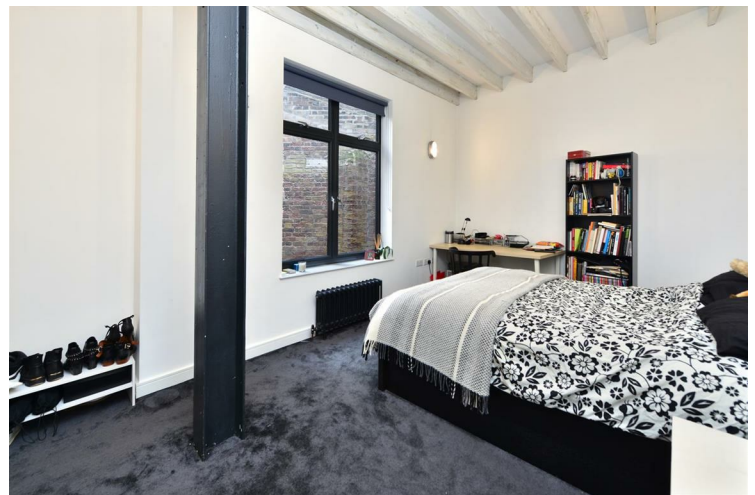
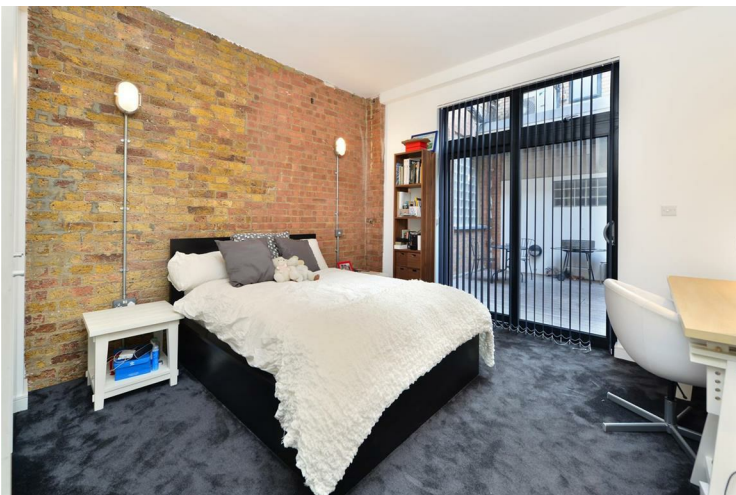
Nestled in the heart of Islington, City Garden Row presents a splendid opportunity to acquire a two-bedroom split-level apartment, set within a beautifully converted historic warehouse spanning an impressive 1,122 square feet.

On entry, you are greeted by the warm embrace of exposed brick walls and restored wooden floors, which lend a sense of character and history to the space. The industrial-style windows not only enhance the aesthetic appeal but also flood the apartment with natural light, creating a bright and inviting atmosphere. The layout features a spacious reception room, two well-appointed bedrooms and two modern bathrooms.

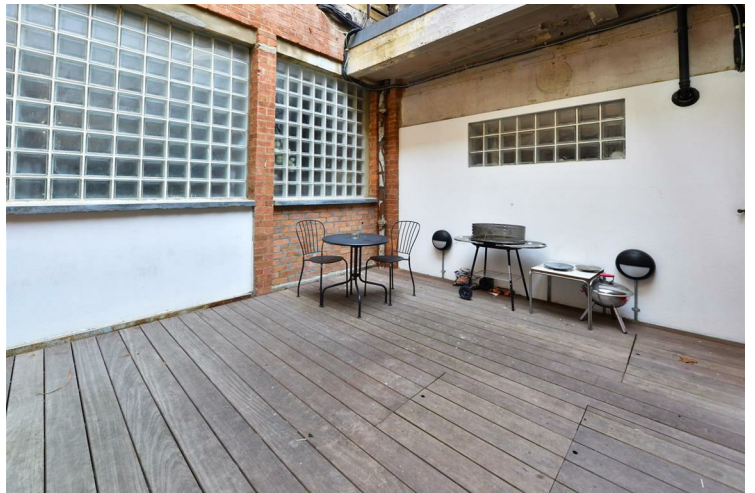
Situated just moments from the picturesque Regents Canal, City Road, and the vibrant Upper Street, this apartment offers unparalleled access to the best of London's cultural scene. Residents can easily explore the eclectic mix of dining, shopping, and entertainment options that Islington and nearby Shoreditch have to offer.

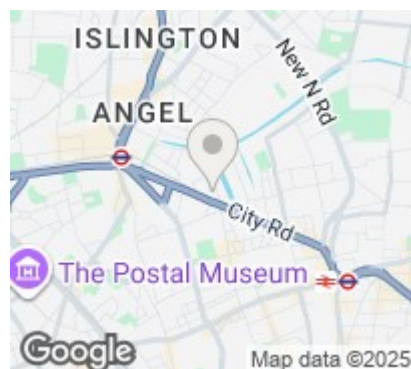
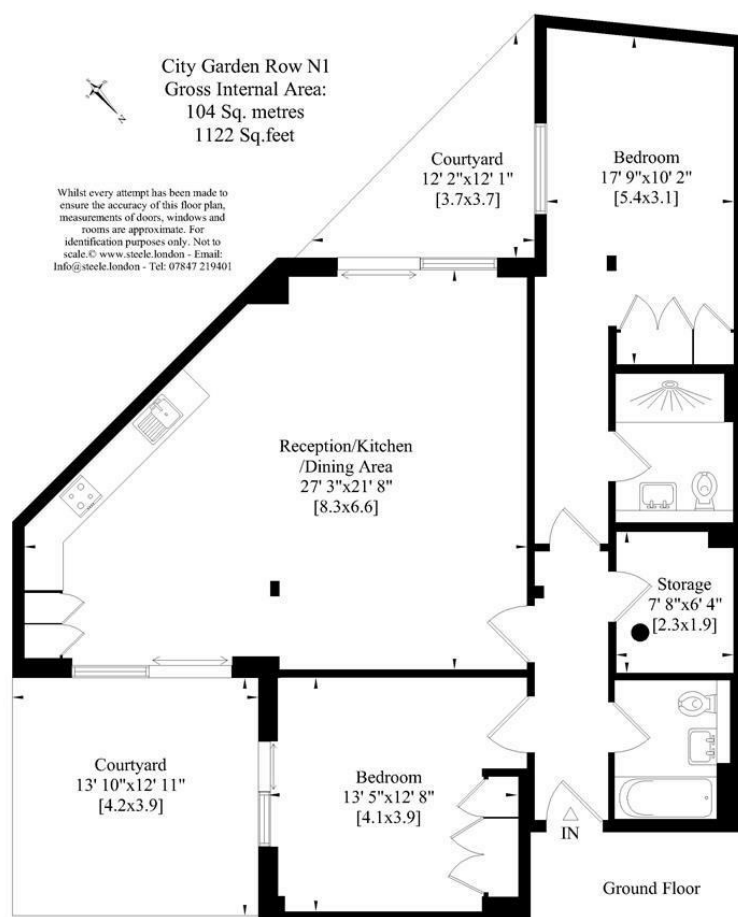


- Two Spacious Bedrooms • Two Modern Bathrooms • Open-Plan Kitchen • Private Outdoor Space • Fantastic Islington Location



- EPC Rating D • Council Tax Band F • Available Early November 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(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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