

## 5A PAPER MILL BUILDINGS, CITY GARDEN ROW LONDON, N1 8DW

£3,000 PER MONTH

Nestled in the heart of the vibrant City Garden Row, this ground floor gem unveils a haven of contemporary living. Boasting two generously sized bedrooms, this apartment epitomizes spaciousness and comfort.

A stylishly designed open reception and kitchen area, where modern elegance meets practical functionality, recently outfitted with new appliances. Exposed brickwork adds character, while sleek hardwood flooring infuse the space with a rustic yet chic ambiance.

Convenience is paramount in this prime location, with the buzzing neighbourhoods of Angel and Shoreditch mere moments away. Whether you crave the eclectic energy of Shoreditch or the cosmopolitan charm of Angel, this address puts you within easy reach of an array of amenities, from trendy cafes to boutique shops.

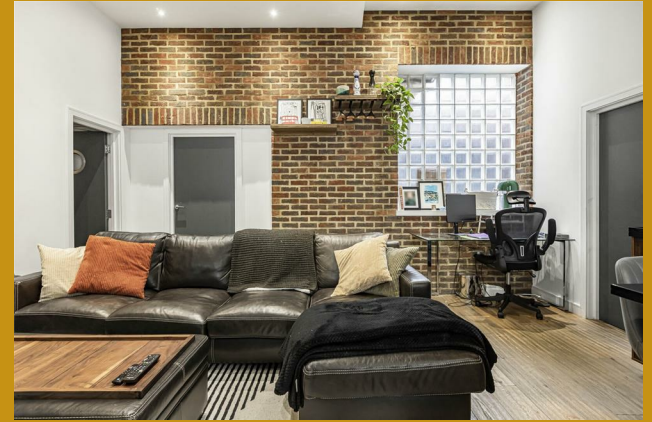
**NH** NobleHouse  
services

## 5A PAPER MILL BUILDINGS, CITY

- Two Bedrooms • One Bathroom • Open Plan Living and Kitchen Area • Utilities Included • Close to Angel & Old Street Stations • Unfurnished • EPC Rating D • Council Tax Band F (Islington)



# 5A PAPER MILL BUILDINGS, CITY





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### ADDITIONAL INFORMATION

**Local Authority** – Islington

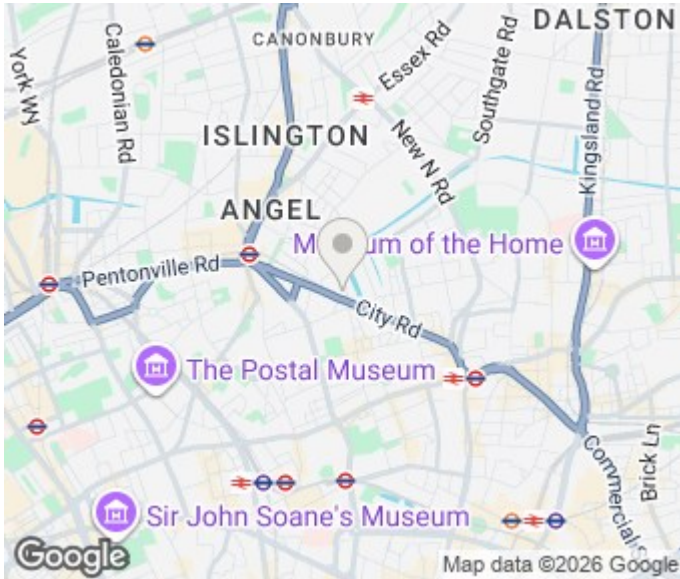
**Council Tax** – Band F


**Viewings** – By Appointment Only

**Floor Area** – 818.00 sq ft

**Tenure** –





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<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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