



305 WATERLOO GARDENS

N1 1TY

£575,000
LEASEHOLD

A recently refurbished, one bedroom third floor apartment set within the popular development of Waterloo Gardens.

The property offers a good sized reception room with French doors that open out to a private balcony, allowing plenty of natural light into the room. The kitchen is open plan which clearly defines the space and offers ample storage. There is further in-built wardrobe space in the double bedroom, and a modern sleek tiled bathroom.

Waterloo Gardens benefits from a day time caretaker, lift access and bike storage within the gated parking area.

Hemmingfords

Waterloo Gardens, N1

CAPTURE DATE: 13/07/2021 LASER SCAN POINTS: 1,437,822

GROSS INTERNAL AREA

43.79 sqm / 471.35 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
43.79 sqm / 471.35 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered shed, terraces
41.19 sqm / 443.37 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
4.66 sqm / 50.38 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft

spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

spec Residential: 48.40 sqm / 523.97 sqft
spec Residential: 45.40 sqm / 490.45 sqft

spec: 616396126394006872938fd



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		74	
(69-80) C			
(55-68) D			
(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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