



WATERLOO GARDENS, MILNER SQUARE, 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

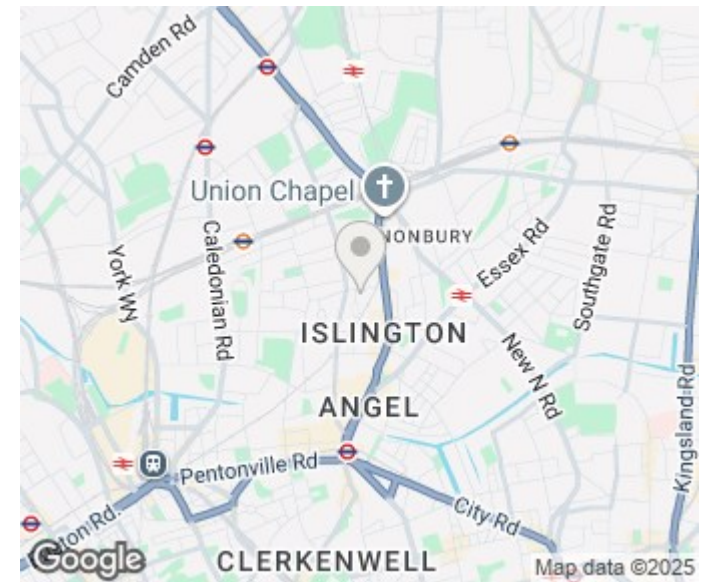
43.79 sqm / 471.35 sqft



— 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 terraces 41.19 sqm / 443.37 sqft | EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 4.66 sqm / 50.36 sqft | RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.00 sqm / 0.00 sqft |
|--|--|--|--|

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 COMMERCIAL: 45.40 sqm / 489.45 sqft spec ID: 61639612693600872938fd



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

Hemmingfords Sales
Second Floor
34 Upper Street
London
N1 0PN

02038907470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

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