

ADN RESIDENTIAL

OFF MARKET

Milner Square | London | N1

Asking price £550,000 | Share of Freehold



ADN
RESIDENTIAL

A light-filled one-bedroom apartment with private balcony, set on the first floor of a sought-after development in the heart of Islington.

INSIDE

The apartment is arranged across one level, with a thoughtful layout designed for both comfort and practicality.

The open-plan kitchen and reception is the main event, where full-height glazed doors lead directly onto the balcony, flooding the room with natural light. There is ample space here for lounging and dining, complemented by a smartly fitted kitchen with contemporary cabinetry and integrated appliances.

The double bedroom sits quietly to the rear, with generous proportions and built-in storage. A modern bathroom with bath and overhead shower completes the plan, finished in a clean, understated palette.

Throughout, neutral tones, wood flooring and large windows ensure a calm and airy feel, making the space immediately liveable

NEIGHBOURHOOD & CONNECTIONS

Waterloo Gardens forms part of Milner Square, a historic terrace originally designed in the early 19th century, today recognised for its striking architecture and central green. This apartment enjoys a peaceful setting yet remains moments from Islington's most vibrant spots.

The location offers unrivalled access to the shops, restaurants, and theatres of Upper Street and is moments from Angel Underground station. King's Cross is also close by, with Coal Drops Yard and Granary Square now among London's most dynamic cultural and culinary destinations. From King's Cross St Pancras, national and international connections are exceptional.

For local dining, the acclaimed Tamil Prince on Hemingford Road serves South Indian small plates in a chic, converted pub setting. The area's pubs are among the best in the capital — The Albion and The Drapers Arms are regularly featured in guides to London's finest Sunday roasts.

Council Tax Band: C
EPC:





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			
England & Wales	EU Directive 2002/91/EC 		