





LIVERPOOL ROAD, LONDON, N1

£1,150,000 SHARE OF FREEHOLD

A BRIGHT EAST- WEST FACING TWO BEDROOM APARTMENT WITH FRONT GARDEN IN THIS IMPRESSIVE GEORGIAN CONVERSION

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DESCRIPTION:

An elegant 901 sq. ft., two bedrooms, one-bathroom, apartment with separate kitchen on the upper floors on an impressive Georgian terrace conversion located 0.2 miles from Angel underground station with a front garden and balcony off the living room.

Accessed via the stairs on the raised ground floor, the property offers a hallway leading to a three-piece family bathroom with a bathtub. The bright and airy East facing reception/ parlour room with fire place is on the first floor and leads onto a balcony through its original sash windows that offers leafy view on the front garden. The West facing fully fitted modern kitchen offers the views of the back garden. The stairs are beautifully lit via the back windows, offering storage on the second-floor landing, and lead onto the two large double bedrooms with fitted wardrobe in the West facing bedroom. The property is complete with original floor boards and offered to the market with a share of the freehold.

Liverpool Road sits in the heart of Barnsbury, one of Islington's most established residential settings, known for its Georgian terraces, garden squares and strong sense of community. Upper Street is moments away, offering a broad mix of restaurants, cafés and independent shops while local favourites are on the doorstep including The Drapers Arms and The Pig and Butcher. Transport is excellent with Angel station (Northern line) 0.2 miles away, Highbury & Islington station 0.7 miles away, and Kings Cross & St. Pancras Station at 1 mile's distance. There are also direct links into the City and West End, making this a highly practical central London base.

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Total area: approx. 901.0 sq. feet (83.7 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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Tenure: Share of Freehold

Term: 971 year and 6 months (Subject to change)

Service Charge: Adhoc

Ground Rent: NA

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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