

LIVERPOOL ROAD, LONDON, N7  
**£600,000 LEASEHOLD**

## A BRIGHT AND AIRY 710 SQ. FT. TWO BEDROOM FLAT WITH GARDEN IN PERIOD CONVERSION

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently





## DESCRIPTION:

Standing at 701 sq. ft. (approx.), this bright and airy two bedroom flat with separate kitchen spans the entire top floor of two period houses and comes with a share of the private garden on Liverpool Road and 0.2 miles to Paradise Park.

Upon entering you are greeted by a hallway that leads to kitchen on the left and a 200.58 sq. ft. Livingroom overlooking the back garden. The two bedrooms are then located toward the rear of the property with master bedroom facing the garden and the other double bedroom facing the front. The property is complete with a quarter share of the garden.

The property is extremely well connected with Highbury & Islington Station (Victoria, Mildmay, and Windrus lines) being 0.5 miles away. The Caledonian Road Station (Piccadilly line) is also 0.5 miles away alongside several great bus routes taking you into the City and West End. The restaurants, bars and boutiques shops on Upper Street are all only a short distance away as are open spaces of Highbury Fields.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

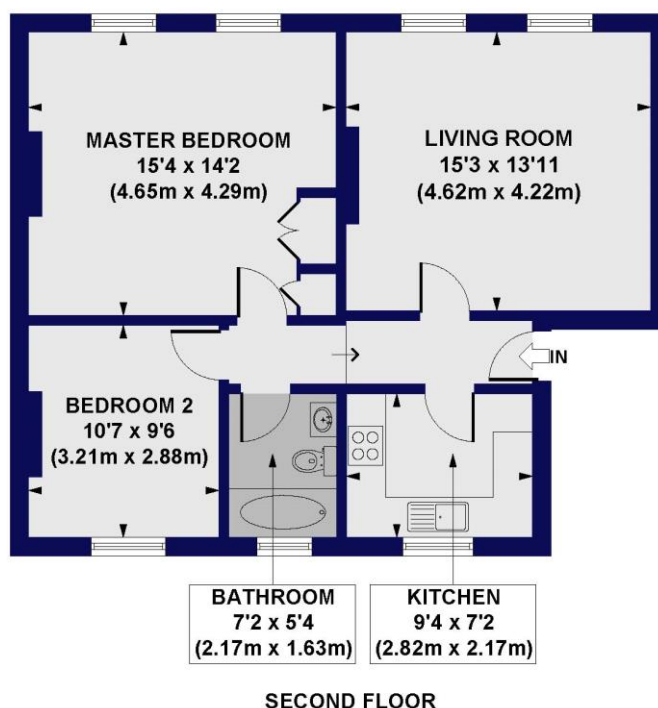
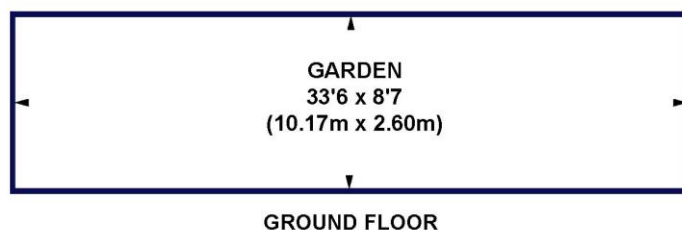
**Winkworth**





Winkworth

**Liverpool Road, N7**  
**Approx. Gross Internal Floor Area 710 sq. ft / 65.92 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL240799>

**Tenure:** Leasehold

**Term:** 112 year and 11 months

**Service Charge:** £1661 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** E

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.

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.