



LIVERPOOL ROAD, LONDON, N1
£500,000 LEASEHOLD

A TRULY BEAUTIFUL AND RECENTLY REFURBISHED ONE BEDROOM FLAT WITH PRIVATE GARDEN

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See things differently



DESCRIPTION:

This truly stunning one bedroom flat has been beautifully renovated and offers 517sqft of internal space alongside sizable private garden.

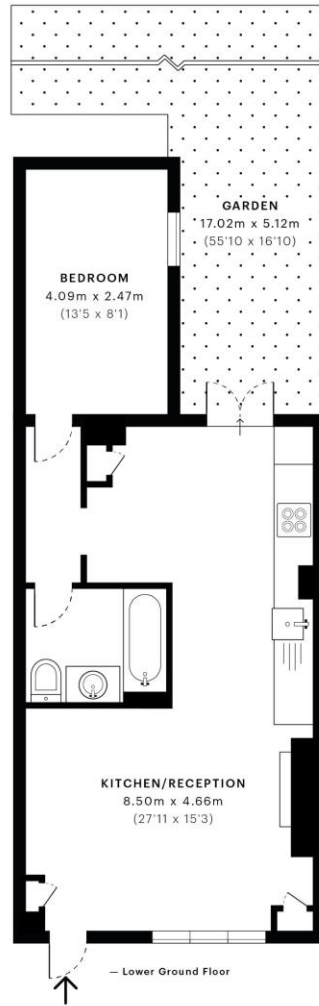
Benefitting from an attractive private patio front entrance, the flat provides a wonderfully social open plan feel with living space located to the front which is flooded in natural light through large windows. The entertaining space seamlessly flows to a new integrated kitchen which boasts high quality appliances and offers ample space for a dining table. A generous double bedroom is also located to the rear alongside contemporary tiled bathroom with brass fittings and stylish units. An outstanding and beautifully designed private rear garden is set over two levels with patio area located directly outside the kitchen whilst the raised area has been beautifully designed with artificial grass and offers lots of space for entertaining and planting.

Liverpool Road is perfectly located in the heart of Angel and is just moments from the restaurants, bars and shops on Upper Street as well as being within easy reach of the fashionable Granary Square at Kings Cross. A selection of fantastic transport links are at hand with Angel station providing the closest underground links on the Northern line whilst an array of bus routes provide effortless access across London. Further underground links can be easily accessed from Kings Cross whilst international links are facilitated from St Pancras.

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GROSS INTERNAL AREA (GIA)
The footprint of the property.
48.0 Sqm / 517.1 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features. Includes void rooms, restricted head.
45.9 Sqm / 494.5 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



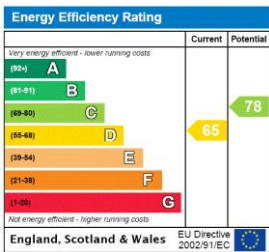
Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

IPMS 3B RESIDENTIAL
48.5 Sqm / 521.9 Sqft

IPMS 3C RESIDENTIAL
46.4 Sqm / 499.2 Sqft

SPEC ID
5e6f91fcaec4410c68969bb5

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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