



LIVERPOOL ROAD, LONDON, N7
OFFERS IN EXCESS OF £600,000 LEASEHOLD

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

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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. living room 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.

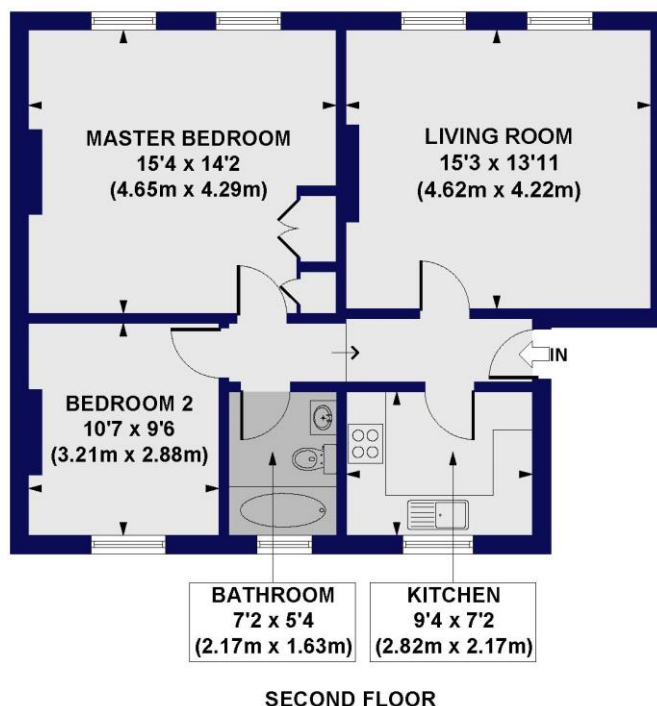
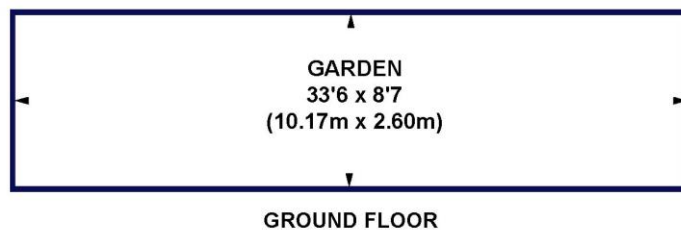
The property is extremely well connected with Highbury & Islington Station (Victoria, Mildmay, and Windrus lines) being 0.5 miles away. The Caledonian Road Station (Piccadilly line) is also 0.5 miles away alongside several great bus routes taking you into the City and West End. The restaurants, bars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

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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.

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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.

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		

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