



# Liverpool Road

Barnsbury, N7

£1,700,000 Asking Price

A stunning 3 double bedroom Grade II listed Georgian mid terrace house set within the St Mary Magdalene conservation area, within Barnsbury moments from a plethora of amenities to be found along Upper Street.

**CHESTERTONS**  
*Islington*





# Liverpool Road

## Barnsbury, N7

- Stunning 3 double bedroom Grade II listed Georgian house
- Beautiful 2nd floor master bedroom with dressing room and bathroom
- Kitchen with double doors opening to the garden
- Superb access to Highbury & Islington (London Overground & Victoria Line)





A stunning 3 double bedroom Grade II listed Georgian mid terrace house set within the St Mary Magdalene conservation area, within Barnsbury. Accommodation is arranged over 4 floors and comprises a master bedroom suite with en-suite dressing room and connecting contemporary shower room on the top floor, with storage on the half landing. The 1st floor is home to what is currently being used as a 2nd reception room to the front, with 2 beautiful big floor to ceiling sash windows, exposed floorboards, ornate cornicing and open fireplace. This could however be a considerable 3rd bedroom were the additional reception not required. To the rear of this floor is a further double bedroom with views over the raised ground floor terrace below and mature private garden. On the raised ground floor can be found a double length reception with exposed floorboards, ornate cornicing and an open fireplace. There is also access off the half landing to a fabulously large South West facing terrace with ample space for table and chair or perhaps a hammock to whittle time away. The hub of the house; the open kitchen / dining room on the lower ground floor offers ample dinning space with connecting utility, store room and downstairs contemporary wet room. There is direct access off the kitchen / diner to a serene mature South West facing garden. The property is located close to the junction with Ellington Street, affording superb access to the transport at Highbury & Islington station (National Rail & Victoria Line) providing superb links around London, Holloway Road station (Piccadilly Line) with trains through the West End out to Heathrow and the buzz of Upper Street only a short walk. Alternatively the gastro pubs of the Duchess Of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel and the more localised Waitrose (with parking) on Holloway Road.

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**Tenure:** Freehold

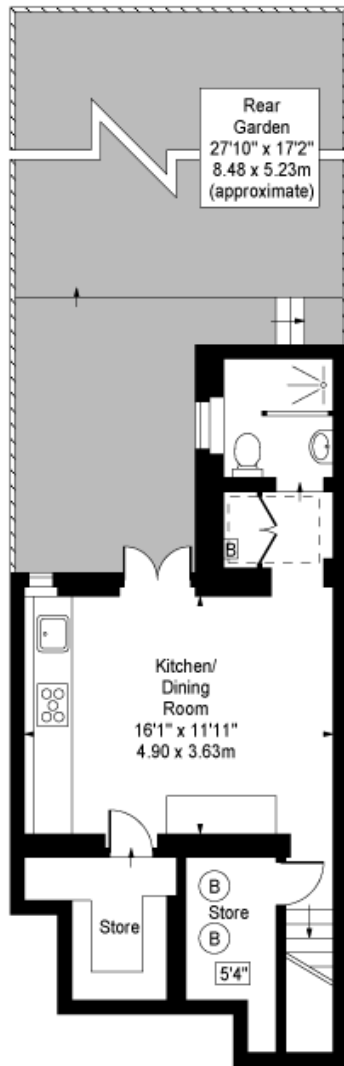
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### *Chestertons Islington Sales*

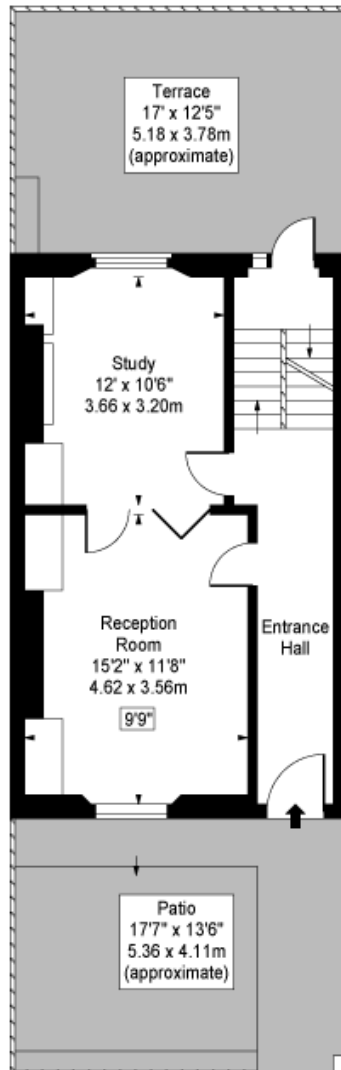
327-329 Upper Street  
Islington  
London  
N1 2XQ  
sales.islington@chestertons.com  
020 7359 9777  
chestertons.com



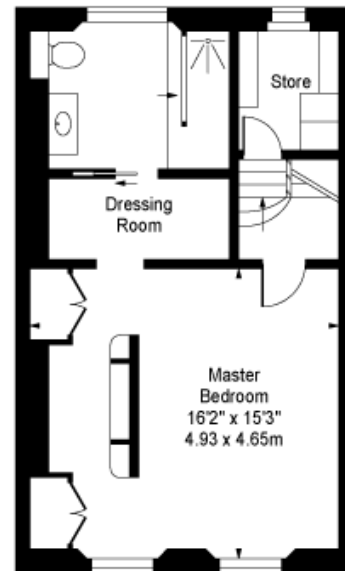
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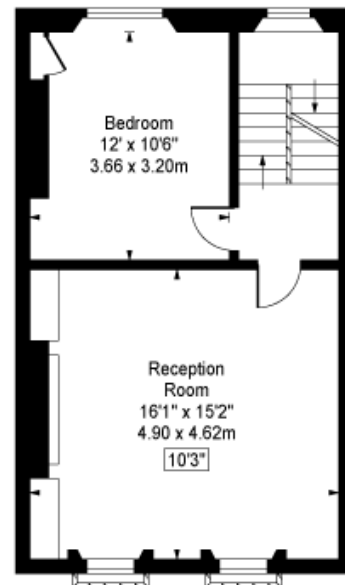
Lower Ground Floor



Ground Floor



Second Floor



First Floor

**Approx Gross Internal Area 1770 Sq Ft - 164.43 Sq M**

For Illustration Purposes Only - Not To Scale

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