



# Liverpool Road

Barnsbury, N1

Offers In Excess Of £1,150,000

A superb two bedroom, two bathroom apartment, with light filled accommodation arranged over two levels, benefitting from an impressive, secluded roof terrace in the heart of Barnsbury, well located for access to Upper Street & Angel.



# Liverpool Road

## Barnsbury, N1

- Two bedrooms
- Two bathrooms
- Impressive West facing roof terrace
- Superbly located for access to Upper Street and Angel (Underground)



A superb two bedroom, two bathroom apartment, with light filled accommodation arranged over two levels, benefitting from an impressive, secluded roof terrace in the heart of Barnsbury, well located for access to Upper Street & Angel. Accommodation is well balanced comprising; the principal bedroom which features a beautiful en-suite bathroom, an additional bedroom and tasteful shower room as well as the kitchen/dining room on the lower level, with the sunny separate reception, bathed in natural light courtesy of the West facing aspect and three French doors which all lead to the large and secluded roof terrace, which enjoys serene views up Richmond Avenue. A special apartment that must be viewed to be appreciated. Liverpool Road sits right in the heart of Barnsbury, affording superb access to Angel Underground station (Northern Line), along with Highbury & Islington station (National Rail and Victoria Line trains). The buzz of Upper Street is only a short walk, alternatively the gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsburys located at the Southern end of Liverpool Road, close to Angel. Kings Cross/ St Pancras International is only 1 stop on the Underground, ideal for an evening out, getting around London or travelling to Europe.

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**Tenure:** Share of Freehold

**Service Charge:** £1917 25% split of annual expenditure

**Local Authority:** Islington Council

**Council Tax Band:** E

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### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

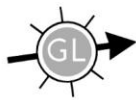
N1 2XQ

islington@chestertons.co.uk

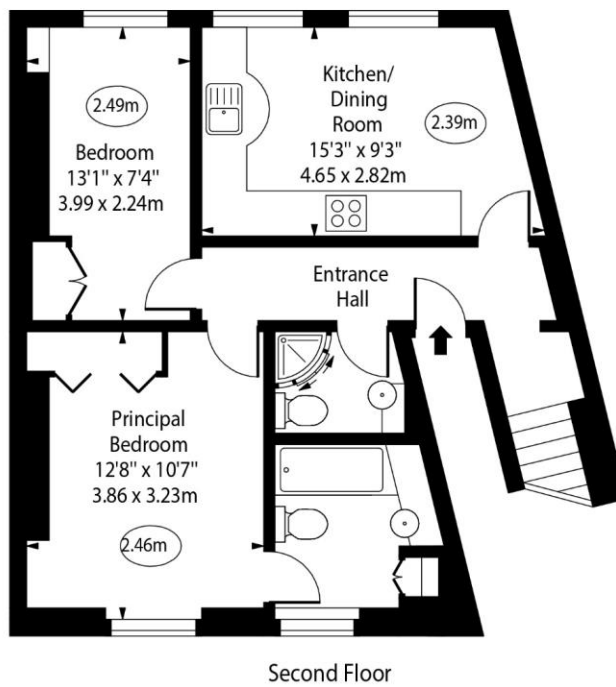
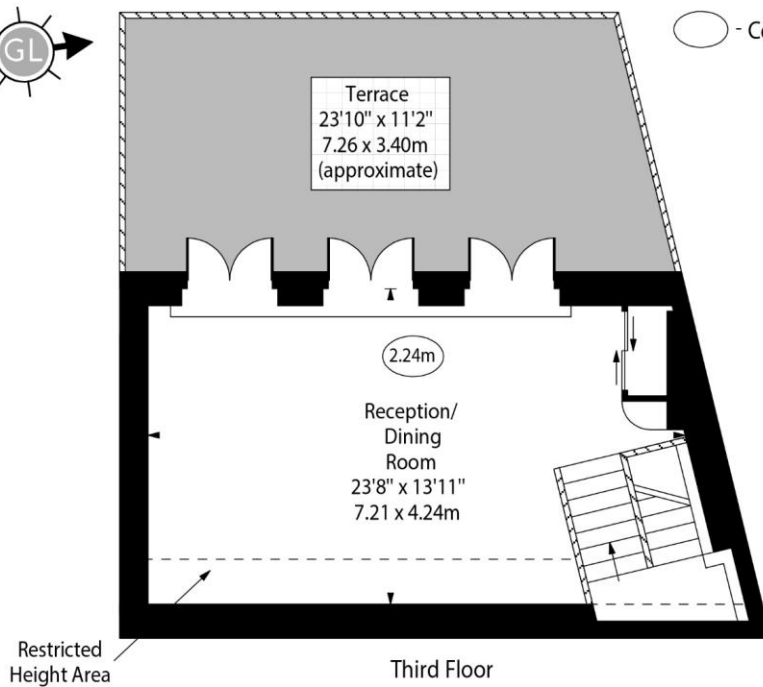
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○ - Ceiling Height



Approx Gross Internal Area 830 Sq Ft - 77.11 Sq M

Approx. Floor Area Including Restricted Heights 873 Sq Ft - 81.10 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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