



Liverpool Road

Barnsbury, N1

Guide Price £1,900,000

A modern four bedroom, three bathroom townhouse which enjoys double height living space, set in the heart of Barnsbury and only moments from Upper Street & Angel Underground.



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Barnsbury, N1

- Four bedrooms
- Three bathrooms
- Modern townhouse
- Secluded rear garden
- Two roof terraces
- Ideally located moments from Upper Street & Angel (Underground)



A modern four bedroom, three bathroom townhouse which enjoys double height living space, set in the heart of Barnsbury and only moments from Upper Street & Angel Underground. Accommodation is light filled and design led, comprising; a large entrance hallway, which leads to the kitchen, which has been cleverly remodelled by the current owner to incorporate an island, semi open plan with the reception space, which enjoys excellent volume, double height ceilings which flood the space in natural light and provides access via bi-folding doors to the secluded rear garden, hard wired with ambient lighting. There is also a helpful, large bicycle storage room, previously a WC on the ground floor. There is a large double bedroom with bespoke storage and a family bathroom suite on the first floor, along with an additional informal space which overlooks the reception area. There are two double bedrooms and an additional bathroom suite on the second floor, with the principal housed on the top floor, which enjoys two roof terraces. One of which overlooks the rear gardens, perfect for enjoying a morning coffee, with the smaller one fronting Liverpool Road. An exceptional home, rarely available on the open market that must be viewed to be appreciated. Liverpool Road is set 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.

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: F

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LIVERPOOL ROAD, N1



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 588 SQ FT / 54.6 SQ M (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 403 SQ FT / 37.5 SQ M (EXCLUDING ATRIUM VOID)
 SECOND FLOOR = 461 SQ FT / 42.8 SQ M
 THIRD FLOOR = 299 SQ FT / 27.8 SQ M
 REDUCED HEADROOM = 8 SQ FT / 0.7 SQ M
 TOTAL = 1759 SQ FT / 163.4 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (D1100560)

