



Liverpool Road

Islington, N1

OIEO £1,750,000

On the market for the first time in over 50 years. A rare opportunity on Liverpool Road, an unmodernised five-storey Grade II listed house with west facing garden and roof terrace.

CHESTERTONS



Liverpool Road

Islington, N1

- Unmodernised freehold house
- Grade II listed
- West facing garden
- East facing roof terrace



This charming, unmodernised five-storey Grade II listed townhouse offers a wealth of potential, situated on the highly sought-after Liverpool Road. The property provides an exciting opportunity for those wishing to create their ideal family home in a prime central location. With a west-facing rear garden and a roof terrace boasting stunning views of the City of London, the house is brimming with promise.

The lower ground floor consists of the kitchen and dining room which leads onto the front patio/vaults, providing the perfect foundation for a modern family kitchen or entertaining space. The raised ground floor is home to two generously sized, dual-aspect open reception rooms, both benefitting from large windows. These rooms are flooded with natural light and provide views over the west facing rear garden. This level also includes a convenient guest cloakroom and a utility room with direct access to the garden. On the first floor, you will find three equal sized bedrooms and a family shower room. The second floor provides two further bedrooms, and a quaint wash hand basin on the stairwell. The top floor is dedicated to a large bedroom, complete with access to a private roof terrace. From here, you can enjoy views of the morning sunshine across the City of London skyline.

This unmodernised property presents an exciting opportunity to refurbish and create a remarkable family home, with spacious accommodation spread across five floors, and exceptional outdoor space. With its prime location, spacious layout, and potential for personalisation, it is a rare find in one of London's most desirable areas. Once renovated, this house will offer an enviable combination of space, light, and modern living, while retaining the character and charm of a period property.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(80+) A		
(61-80) B		84
(43-60) C		
(25-42) D	60	
(15-24) E		
(7-14) F		
(1-6) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

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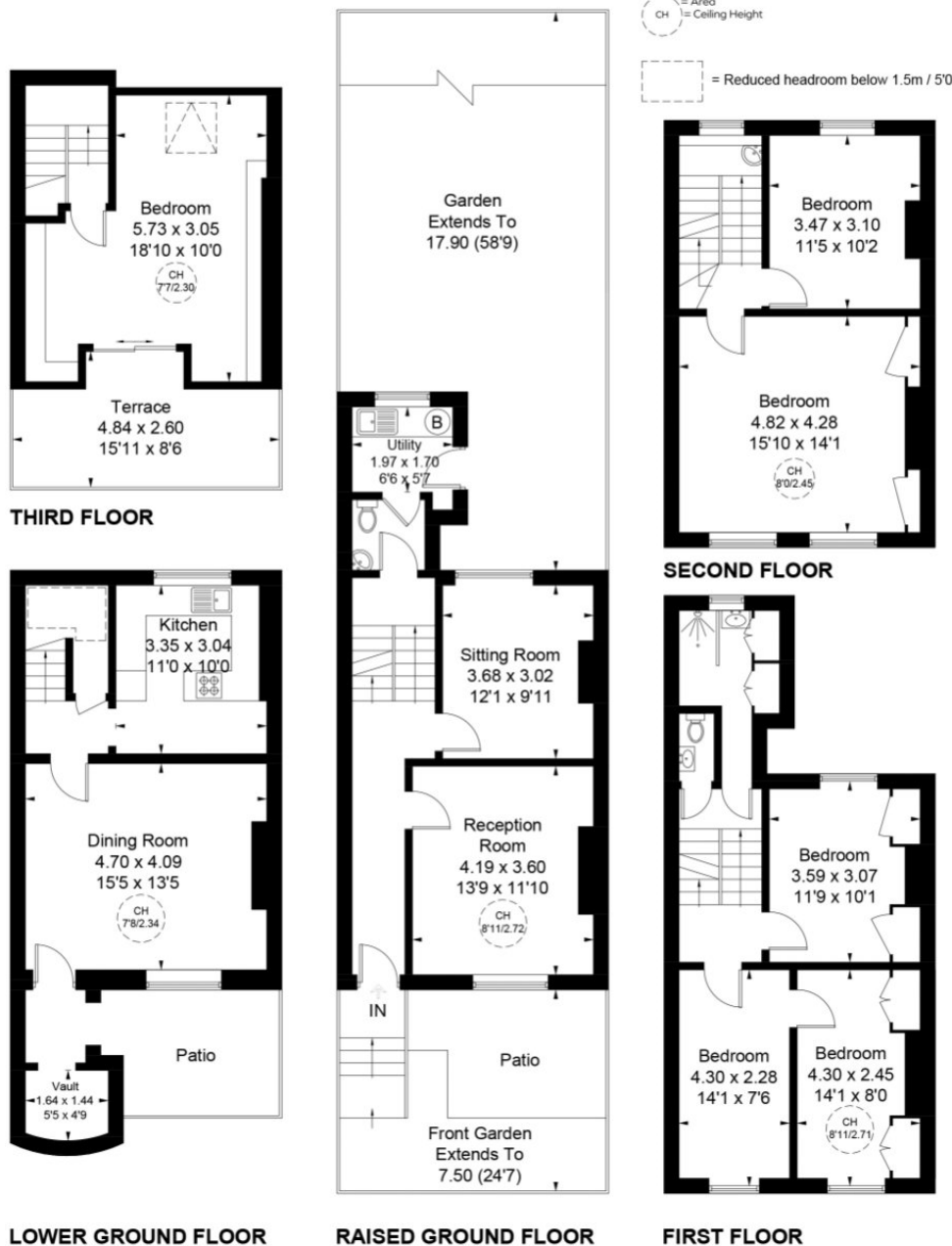
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LIVERPOOL ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 427 SQ FT / 39.7 SQ M
 (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 469 SQ FT / 43.6 SQ M
 FIRST FLOOR = 474 SQ FT / 44.0 SQ M
 SECOND FLOOR = 408 SQ FT / 37.9 SQ M
 THIRD FLOOR = 280 SQ FT / 26.0 SQ M
 REDUCED HEADROOM = 17 SQ FT / 1.6 SQ M
 TOTAL = 2075 SQ FT / 192.8 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. (ID1163261)

