



# Liverpool Road

Islington, N7

Asking Price £1,250,000

A truly exceptional 2 double bedroom lateral apartment offering a vast open-plan kitchen reception room with 5 windows to the front, set on the first floor of this charming former commercial building.





# Liverpool Road

## Islington, N7

- Warehouse conversion
- 2 double bedrooms
- 2 bathrooms
- Lateral space
- First floor
- 1,188 sqft
- Excellent access to Highbury & Islington





A truly exceptional 2 double bedroom lateral apartment offering a vast open-plan kitchen reception room with 5 windows to the front, set on the first floor of this charming former commercial building. Accommodation is lateral, wonderfully light, well balanced and well proportioned, comprising; 2 generous double bedrooms, one of which benefits from an en-suite bathroom, the other has ample storage. Spacious hallway and a vast and impressive, 5 window wide, semi open plan kitchen/dining room/reception room, offering lovely green views over St. Mary Magdalene Gardens. The property is located close to the junction of Crossley 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:** Leasehold

**Service Charge:** £4500

**Ground Rent:** £250 Rising to £500p.a. in 2027 with no further increase

**Local Authority:** Islington Council

**Council Tax Band:**

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### *Chestertons Islington Sales*

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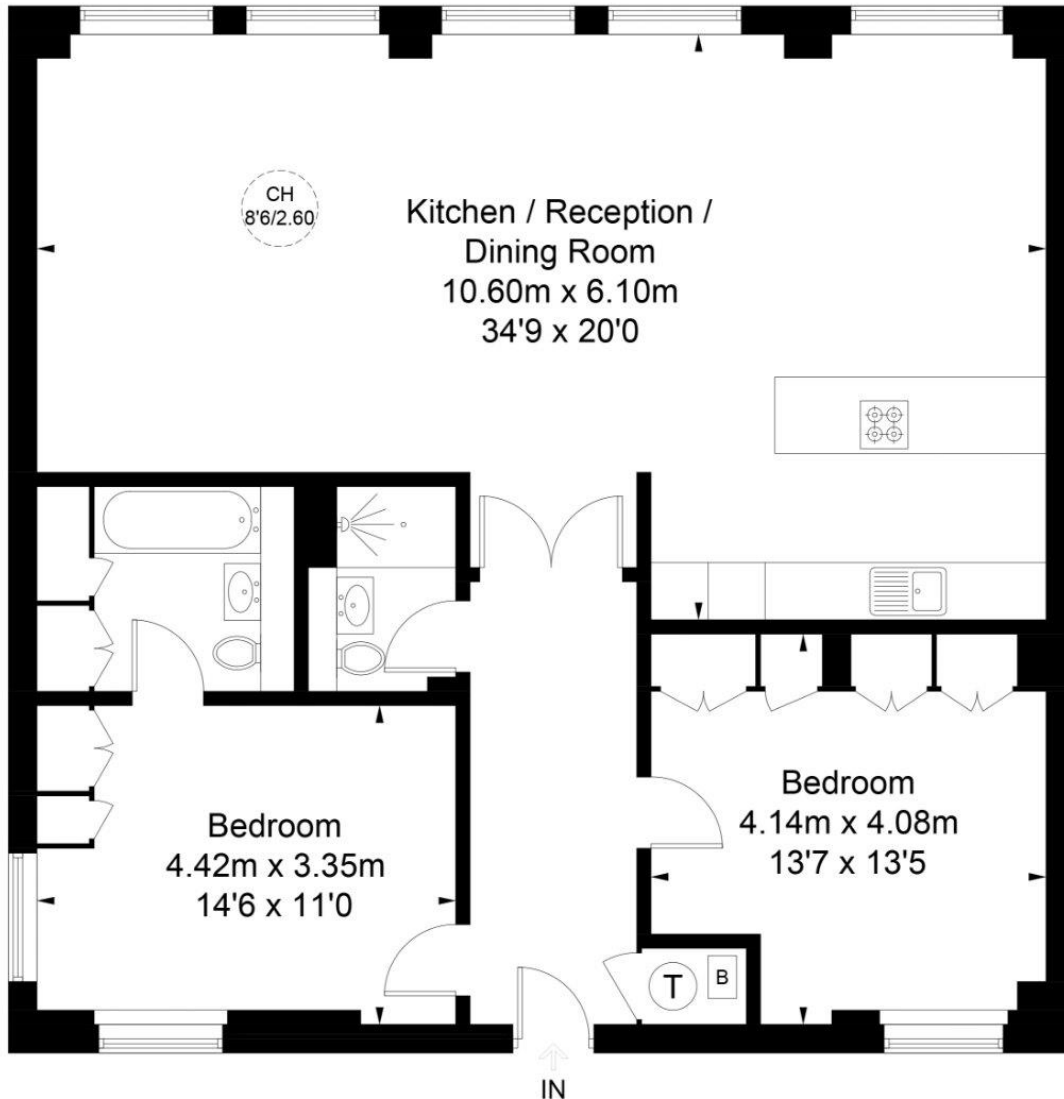
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## LIVERPOOL ROAD, N1

APPROXIMATE GROSS INTERNAL AREA  
FIRST FLOOR = 1188 SQ FT / 110.4 SQ M



CH  
8'6/2.60 = Ceiling Height



## FIRST FLOOR

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. (ID1160889)

