



# Liverpool Road

Islington, N1

Asking Price £900,000

An impeccably finished 2 double bedroom lower ground floor lateral apartment, benefitting from a fabulous and secluded west facing private garden, situated moments from Angel Underground & Upper Street.





# Liverpool Road

## Islington, N1

- 2 double bedrooms
- Lateral conversion
- Private west facing rear garden
- Situated moments from Angel Underground & Upper Street





An impeccably finished 2 double bedroom lower ground floor lateral apartment, benefitting from a fabulous and secluded west facing private garden, situated moments from Angel Underground & Upper Street. Accommodation is well balanced and comprises; 2 good sized double bedrooms; stylish bathroom suite; bright reception room filled with character with its shutters and original floorboards; modern kitchen leading to the impressive west facing rear garden, which is bathed in natural sun light. This property must be viewed to be truly appreciated and is positioned on the raised section of Liverpool Road, which provides superb access to the transport at Angel Underground (Northern Line) providing excellent links around London; The buzz of Upper Street is only a short walk away. The celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel. In addition, the transport hub of Kings Cross/ St Pancras International lies at the Southern end of Caledonian Road.

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**Tenure:** Leasehold 89 years 3 months

**Service Charge:** £700

**Ground Rent:** £10

**Local Authority:** Islington

**Council Tax Band:** D

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### *Chestertons Islington Sales*

327-329 Upper Street

Islington

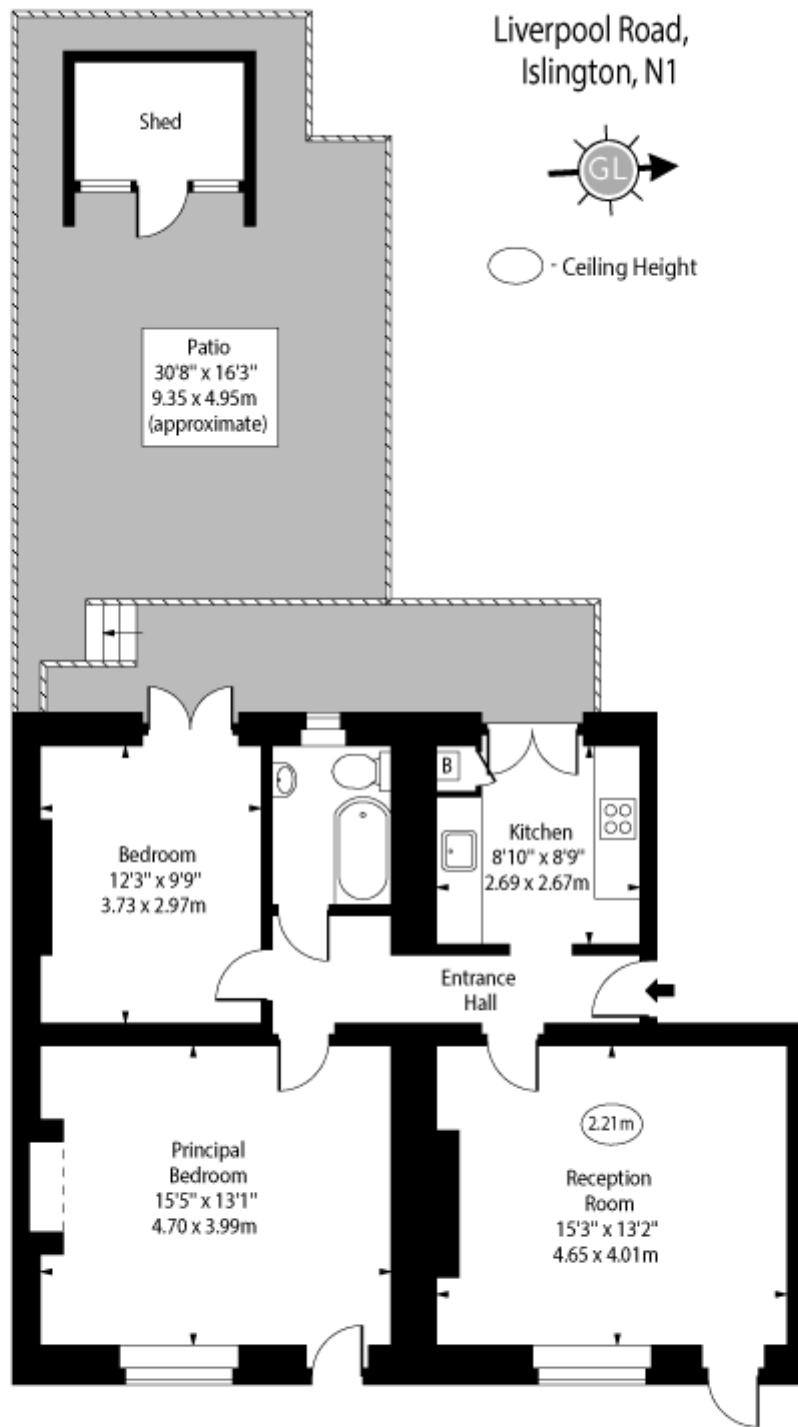
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Lower Ground Floor

Approx Gross Internal Area 800 Sq Ft - 74.32 Sq M  
(Excluding Shed)

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 027214.1K

