



Liverpool Road

Islington, N1

Asking Price £1,250,000

A bright and spacious 3 double bedroom Georgian top floor maisonette set within a Grade II listed conversion located in the heart of Barnsbury and within the Barnsbury conservation area.

CHESTERTONS



Liverpool Road

Islington, N1

- Characterful 3 bedroom maisonette
- Grade II listed
- Immaculately presented
- Private garden
- Moments from Upper Street & Angel (Underground)



A bright and spacious 3 double bedroom Georgian top floor maisonette with a private garden set within a Grade II listed conversion located in the heart of Barnsbury and within the Barnsbury conservation area. Recently refurbished to an exceptional standard by the current owners, the property offers turn-key living and superb blend of character and contemporary comfort. Accommodation is well-balanced comprising; a grand reception room bathed in natural light from floor to ceiling sash-windows and enhanced by the near 3 meter ceiling height, the fireplace serves as a striking focal point adding to the charm of the property; the separate kitchen is modern with high-specification built-in appliances; additionally on this level is the contemporary guest WC; on the upper floor, three generously sized bedrooms are located all with built-in storage; the stylish family bathroom with bath and over-head shower is located on the top level. A rare feature of the property is the private, mature garden, accessed via cast-iron spiral staircase. 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.

Tenure: Leasehold 176 years 8 months

Service Charge: £2314

Ground Rent: £10

Local Authority: Islington Council

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

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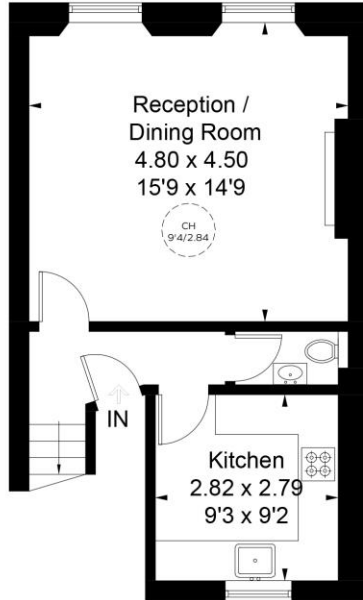
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LIVERPOOL ROAD, N1

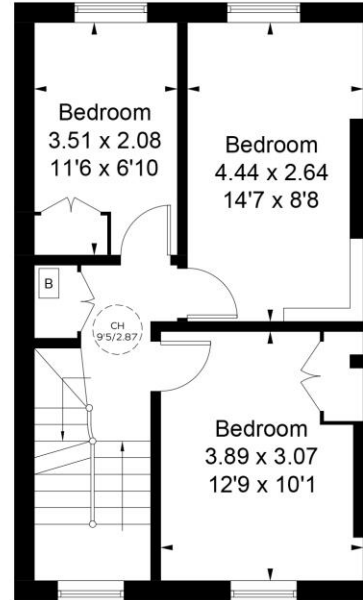
APPROXIMATE GROSS INTERNAL AREA
 FIRST FLOOR = 384 SQ FT / 35.7 SQ M
 SECOND FLOOR = 448 SQ FT / 41.6 SQ M
 THIRD FLOOR = 37 SQ FT / 3.4 SQ M
 TOTAL = 869 SQ FT / 80.7 SQ M



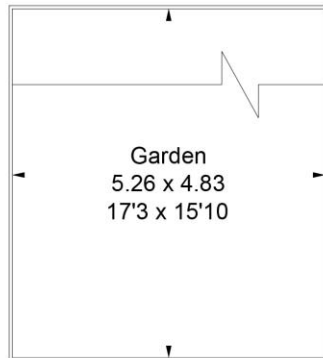
CH = Ceiling Height



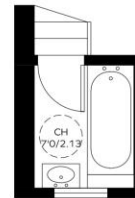
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



THIRD FLOOR

(Not Shown In Actual Location / Orientation)

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. (ID1251456)

