

hotblack desiato

ESTATE AGENTS

LIVERPOOL ROAD, N1 1NL

£2,750,000



This superb five storey Grade II listed home in the Barnsbury Conservation Area has been refurbished and extended by the current owners to create a wonderful family home. Set back from the road the house is conveniently located close to Upper Street and Angel, and excellent transport connections are only a short walk away. Internally there is 2282 Sq ft of accommodation that has been carefully restored and extended by the current owners to provide an enviable, contemporary home skillfully combining original period detail with modern design. This beautiful house features a large west facing garden, three separate living spaces and four double bedrooms, and presents a superb example of a classic, early Victorian family home.

- FIVE FLOORS
- FOUR DOUBLE BEDROOMS
- KITCHEN/SEPARATE DINING ROOM
- FORMAL RECEPTION ROOM
- LIVING ROOM
- PLAYROOM/GYM
- UTILITY ROOM/GUEST WC
- SUNNY 63' WEST FACING GARDEN
- FREEHOLD
- Council Tax: £2,579 (Band G)
- Approx. Sq Ft: 2,282
- Rental Estimate: £1,200 per week



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

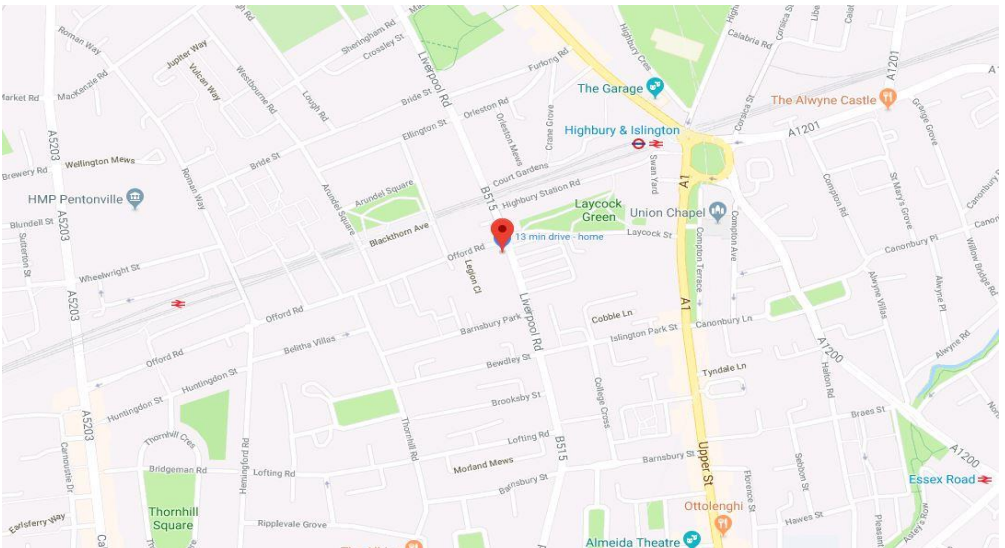


APPROX. GROSS INTERNAL FLOOR AREA 2376 sq. ft / 220.77 sq. m (Including Restricted Height Area & Wine Cellar)
 APPROX. GROSS INTERNAL FLOOR AREA 2282 sq. ft / 211.97 sq. m (Excluding Restricted Height Area & Wine Cellar)

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

INSIDER'S GUIDE - a perspective from the present owner

Our home was a dilapidated wreck when we brought it 14 years ago but we brought it back to life and have loved it and in return it has been the happiest of homes, welcoming our 3 daughters to the world, numerous au pairs living with us and visitors galore. We created the layout of the house to be flexible enough to suit our ever changing lifestyle, the basement has been used for multiple purposes, pool/games room, kids play room, gym and the spare room used to be part of the living room, then a guest room, then for au pairs and now where we've worked from home. The garden is an amazing extension to our home that we have always felt very grateful for, it is west facing so we have the sun from late morning until evening, but the girls are out there in all weathers! It is incredibly quiet and peaceful out the back, you would have no idea that you were on Liverpool Road. We will be very sad to leave this special house but hope that it brings as much joy to a new family.



TRANSPORT LINKS

Highbury & Islington (Great Northern, Overground & Victoria) is approximately 0.3 miles away.
Caledonian Road & Barnsbury station (Overground) is approximately 0.5 miles away.
Essex Road station (Great Northern) is approximately 0.7 miles away.
Caledonian Road station (Piccadilly) is approximately 0.7 miles away.

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