



Liverpool Road

Barnsbury, N1

£750,000

Leasehold

Superb apartment set on the upper floors on this development close to Highbury and Islington station. The property offers well proportioned accommodation over two floors and benefits from two bathrooms, a large private roof terrace on the top floor, together with a separate balcony accessed from the living room on the second floor. Well located for local amenities and the open spaces of Barnsbury, with Arundel Square close by.

The flat is finished in a contemporary style and is offered with no onward chain.

- Two double bedrooms
- Expansive roof terrace
- Two bathrooms
- Lift access
- Close to Highbury and Islington station
- Split level
- Open plan living space
- Bright and airy
- Ample storage provision
- Council tax: Band E

Viewing

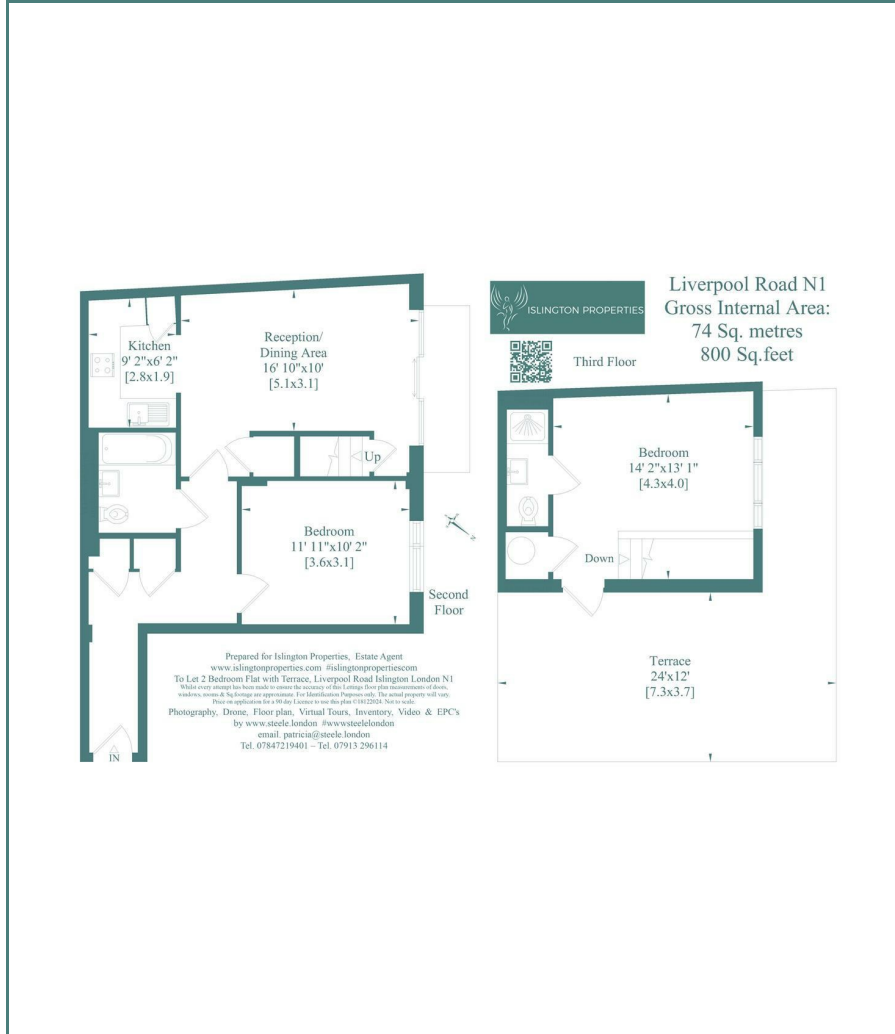
Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



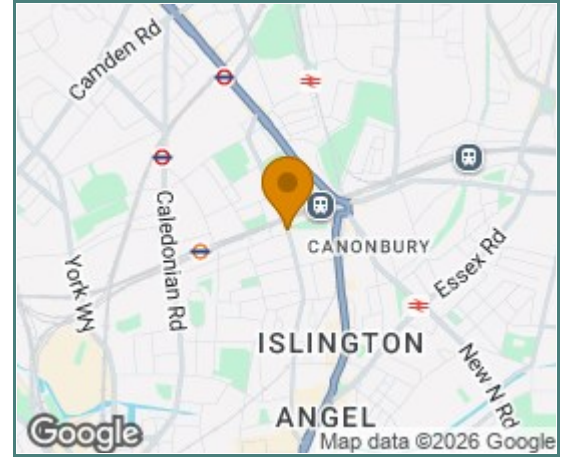
Additional Information

Remaining lease term: 107 years
 Service Charge: Approx: £3,504.70
 Service Charge Review Period: Annually
 Ground Rent: Approx: £300
 Ground Rent Review Period: Every 25 years
 Heating: Electric wall heaters
 Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Broadband: Predicted Standard, Superfast, Ultrafast (Ofcom)
 Mobile signal/coverage: Predicted good outdoor and indoor coverage O2, good outdoor and variable indoor coverage EE, Three, Vodafone (Ofcom)
 Parking: Street permit can be purchased from Islington Council.

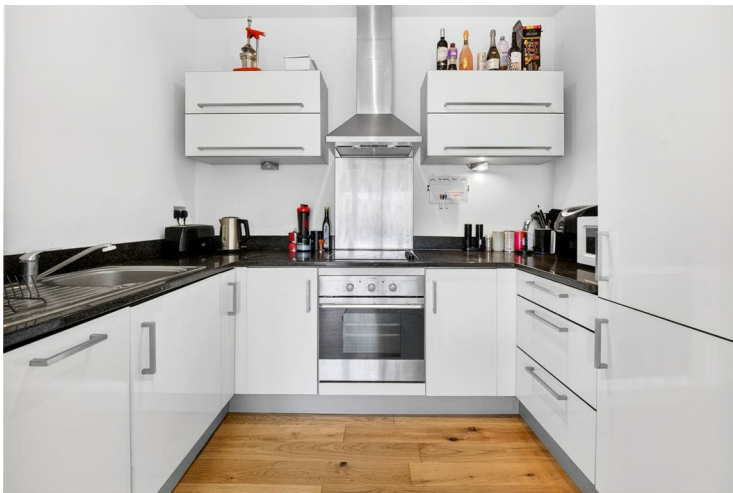
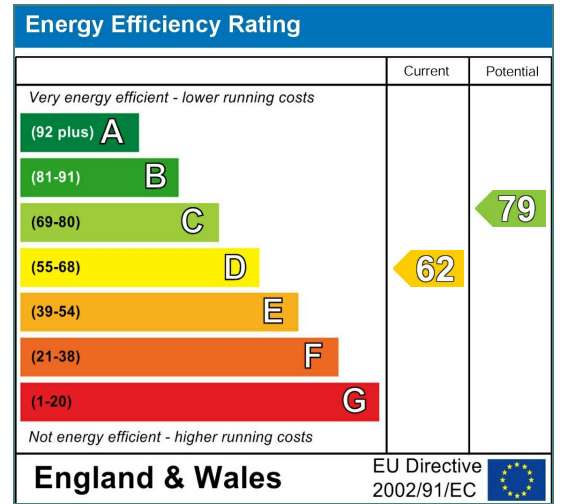
Floor Plan



Area Map



Energy Efficiency Graph



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