



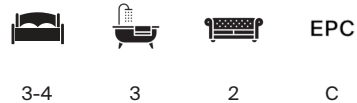
LIVERPOOL ROAD

London N1



ELEGANT FOUR-BEDROOM PERIOD HOME ON LIVERPOOL ROAD, N1

An exceptional and beautifully designed Georgian townhouse,
arranged over four floors, offering a combination of classic
architectural charm and modern living in the heart of Islington.



Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide Price: £3,500,000



This stylish home welcomes you via a traditional entrance hall into two refined reception rooms on the ground floor. Characterful proportions, generous ceiling heights and large sash windows create a wonderful sense of light and space throughout.

The lower ground floor has been thoughtfully designed to form the heart of the home, featuring an impressive open-plan kitchen with a central island, seamlessly flowing into a spacious dining area.







Full-width doors open directly onto a private rear garden, providing an ideal indoor-outdoor lifestyle for entertaining. A guest cloakroom, utility area and additional storage/vault space complete this level.

The upper floors feature three well-proportioned bedrooms and an office. The principal bedroom suite occupies the first floor and benefits from excellent scale alongside a luxurious bathroom. Further bedrooms are arranged across the second floor, offering flexibility for family, guests, or home working, supported by additional bathrooms.

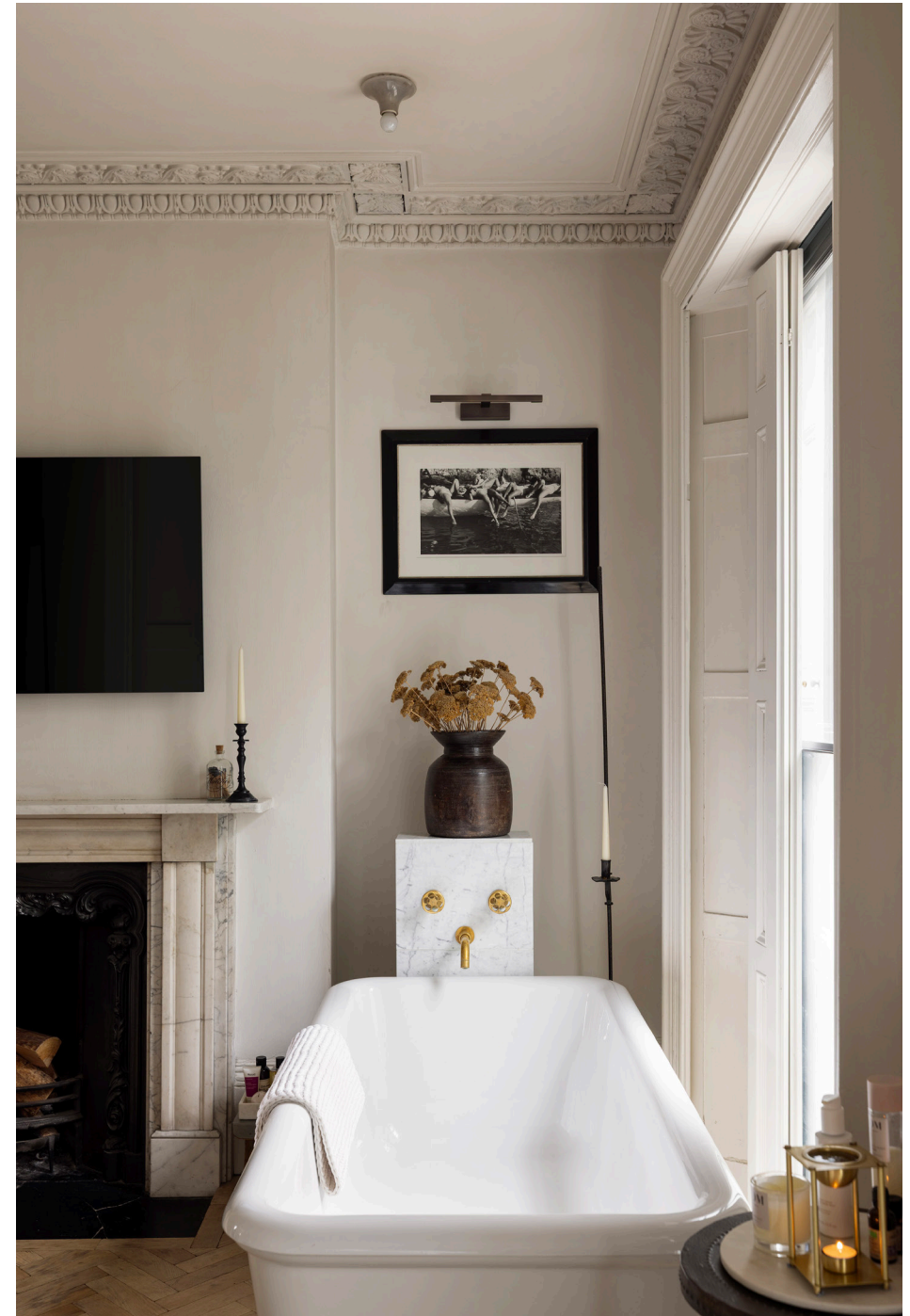
To the rear, the landscaped garden offers a tranquil retreat, perfect for al fresco dining and relaxation.



LOCATION

Liverpool Road is well placed for the vibrant amenities of Upper Street, Angel and Highbury & Islington. The neighbourhood offers an exceptional array of independent boutiques, acclaimed restaurants, artisan cafés and cultural venues, including the Almeida and King's Head theatres.

Excellent transport connections are available at Highbury & Islington and Angel stations, providing swift access to the West End, the City and beyond. Local green spaces such as Highbury Fields and Barnard Park offer welcome open space, while the area is well served by outstanding schools.









(Including Limited Use Area)
 Approximate Gross Internal Area = 216.7 sq m / 2333 sq ft

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. (ID767266)



We would be delighted
to tell you more.

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