



LIVERPOOL ROAD

Islington N7



# A CHARACTERFUL, GEORGIAN TERRACED HOUSE.

An elegant and thoughtfully arranged period home offering nearly 2000 sq ft of versatile accommodation. This charming property combines generous proportions with refined interior detailing, creating a wonderfully balanced family home in the heart of Islington.



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Local Authority: London Borough of Islington

Council Tax band: G

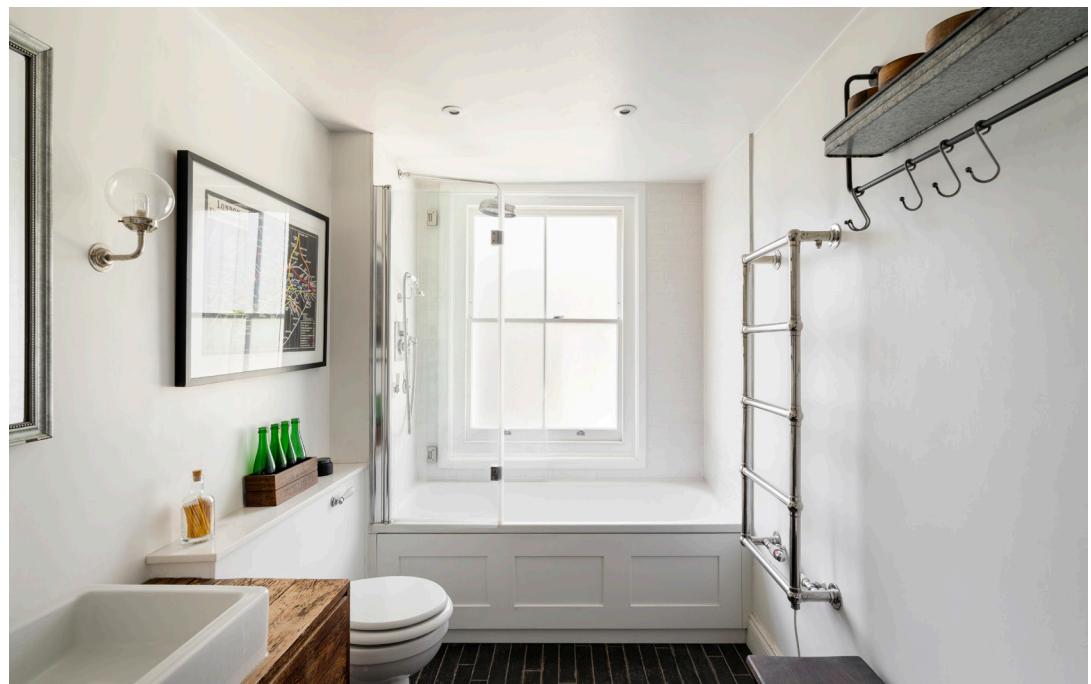
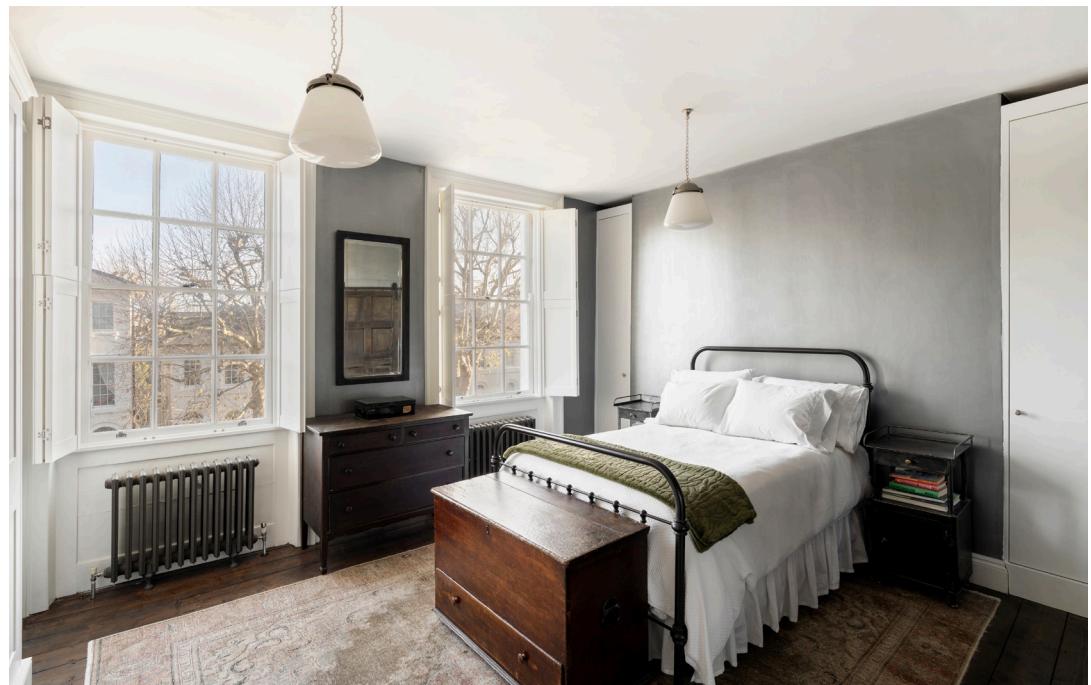
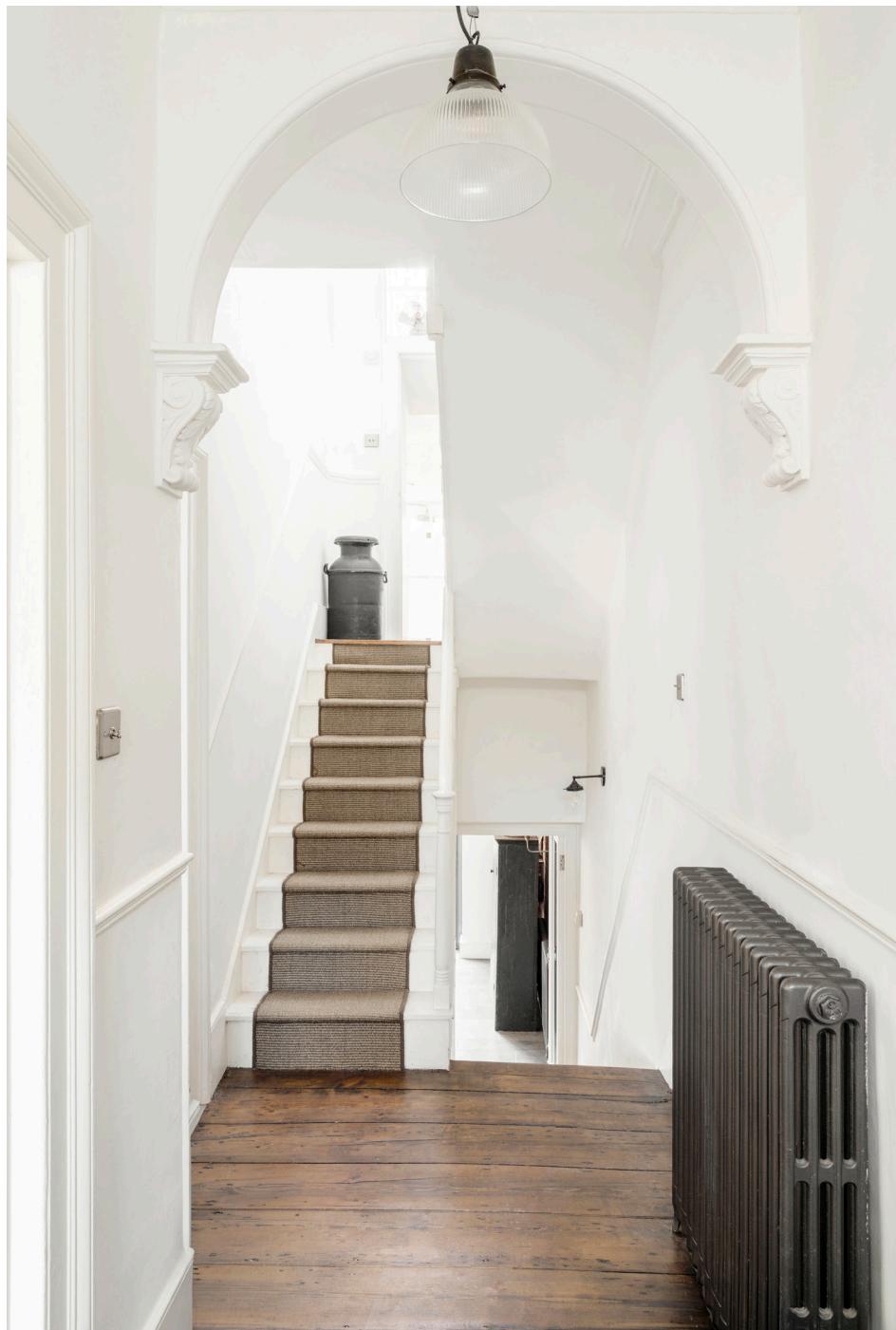
Tenure: Freehold

Guide price: £2,400,000



The lower ground floor features a spacious kitchen and dining area with direct access to the garden. A separate utility area and a useful store room offer excellent ancillary space. The ground floor is arranged as a pair of well-proportioned reception rooms, each with impressive ceiling heights and large windows that enhance the sense of light and scale. Doors separate these two rooms and that can open to create a double aspect, reception space. There is a modern bathroom located on this floor too.

The first floor comprises a further generous reception room alongside a double bedroom, both enjoying attractive outlooks and superb natural light. The reception room can double up as a bedroom depending on the requirements for potential purchasers. On the second floor are two additional bedrooms, including a particularly sizeable principal bedroom, as well as a family bathroom and an additional store room.







(Including Limited Use Area)

Approximate Gross Internal Area = 196.7 sq m / 2,117 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)



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