



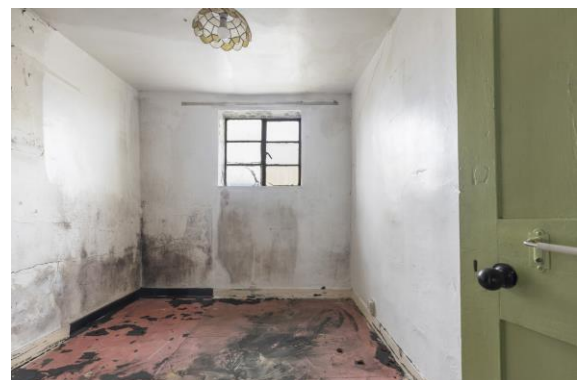
Liverpool Road, London, N1 0PY

Asking Price: £450,000

**1 Total Bedroom | 1 Reception Room | 1
Bathroom**

Top floor, one bedroom apartment in central Angel in need of complete modernisation. Wonderful views of the London skyline, moments from shops, amenities and Northern Line via Angel tube. Brilliant Investment opportunity.

- Top floor split-level apartment
- Sought after location
- In need of modernisation
- Investment opportunity

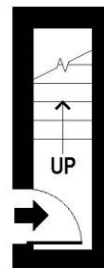
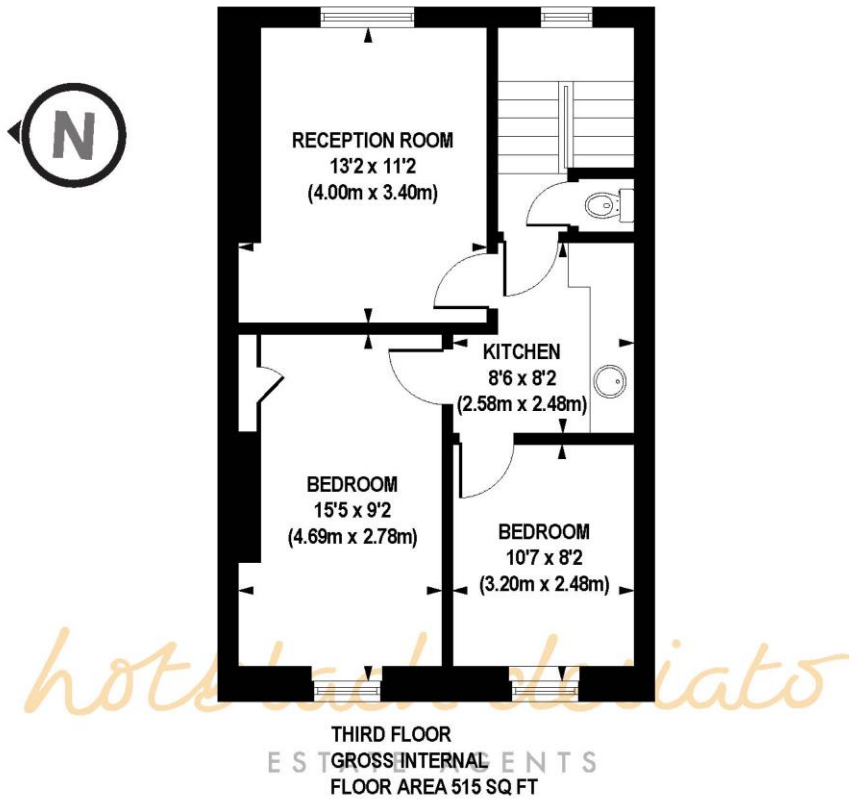


Liverpool Road, London, N1 0PY

In need of complete modernisation, this top floor, split level apartment is a perfect investment opportunity. This property is located in a character-building moments away from Angel tube station and is being offered with a newly extended 999 year lease along with peppercorn ground rent.

An exciting opportunity to live within easy reach of the city and minutes from Angel and all that



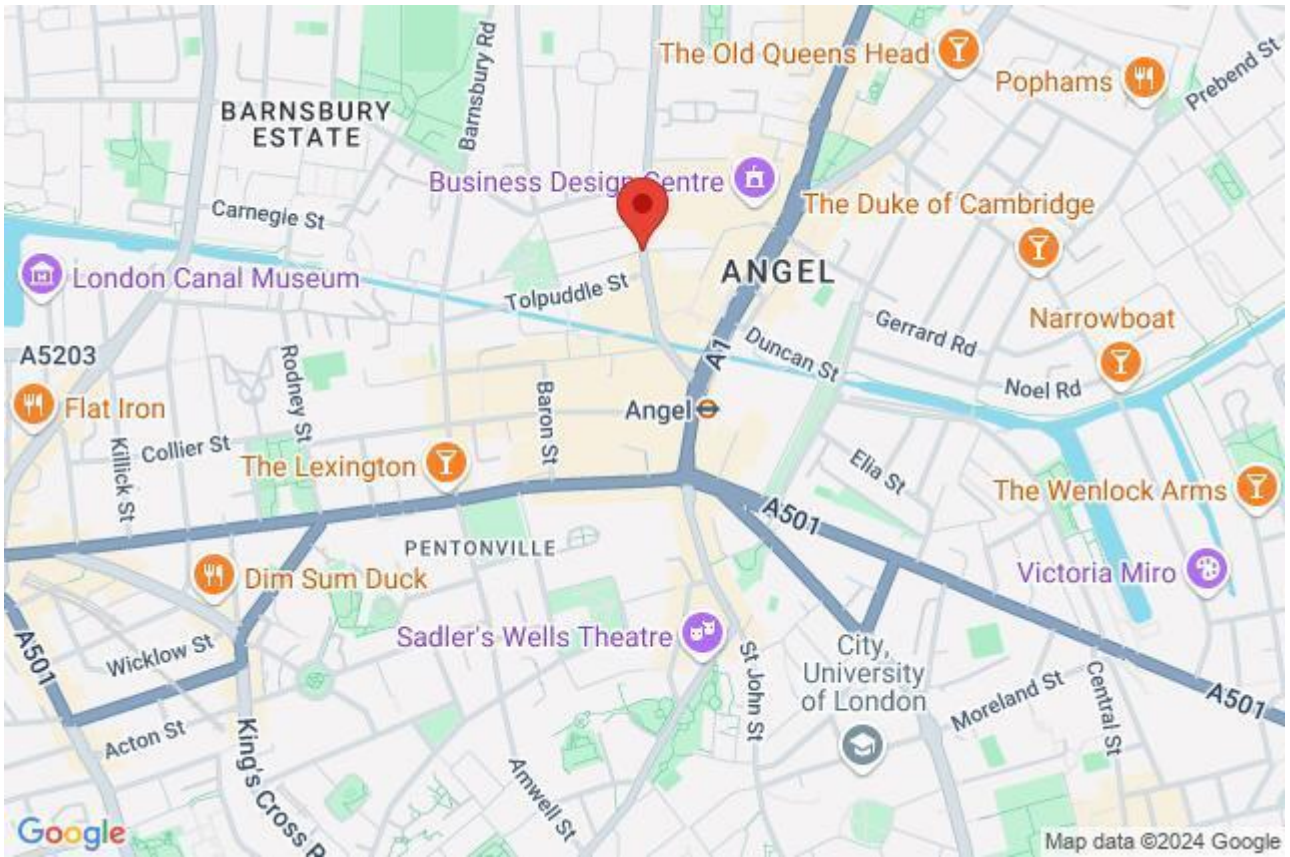


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 26 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 541 sq. ft / 50.24 sq. m

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.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G	15	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	