



Liverpool Road, N1 1LA

Asking Price: £1,850,000 Freehold

3 Bedrooms | 1 Reception Room | 2 Bathrooms

A unique opportunity to acquire a characterful, spacious Freehold house, benefitting from a private garden, roof terrace and balcony. Accommodation is substantial, comprising, a grand entrance hallway, with an open plan reception, dining and kitchen space occupying the ground floor, complete with a grand fireplace.

- Freehold
- Garden
- Roof Terrace
- Balcony
- Resident Parking
- 1924 Approx Sq Ft
- Council Tax Band G - Islington
- EPC Rating E – 46/74



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Situated centrally amongst the hustle and bustle of the vibrancy of Upper Street, whilst retaining peace and tranquillity within the heart of Islington. The gastro pubs of the Albion and the Drapers Arms can be found locally within Barnsbury, close to Angel. Highbury & Islington station (National Rail & Victoria Line) and Angel Underground (Northern Line) offer superb transport links to the City and across London.





APPROX. GROSS INTERNAL AREA FLOOR 1924 sq. ft / 178.71 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

