



Beautiful Georgian three bedroom house with a large garden

Liverpool Road, London, N1

£1,650,000 Freehold



Reception • Kitchen • 3 bedrooms • 2 bathrooms •
Garden • A Grade II listed house • South facing Garden
• Beautiful period features • Property has been renovated
throughout • Located near excellent transport links

Local Information

Set back from Liverpool Road the property is located in the heart of Barnsbury with easy access to Upper street and all the amenities. Transport links are within 1 mile of Angel and Highbury and Islington Underground stations.

About this property

A Georgian Grade II listed three bedroom freehold property with a large garden. The property has been renovated throughout to include new electrics and plumbing.

The ground floor boasts a reception room with fireplace, coving and sash windows. There is an optional third bedroom on this floor.

The lower ground floor is home to the separate handmade bespoke kitchen by Unifted with under floor heating, Silestone tops, accent lighting and built in appliances including a Quooker tap. The dining and reception area on this floor showcases a log burner, wooden flooring and dual access from the lower ground. There is ample storage and an additional W.C. on this floor which also provides access to the landscaped garden complete with shed.

The upper floor houses two more double bedrooms and principal

suite to include built in wardrobes and en-suite. There is a further family bathroom between the ground and first floors accessed from the landing and designed in marble.

All bathrooms have underfloor heating, Hans Grohe accessories and Duravit sanitary ware.

Tenure

Freehold

Local Authority

Islington

Energy Performance

EPC Rating = D

Viewing

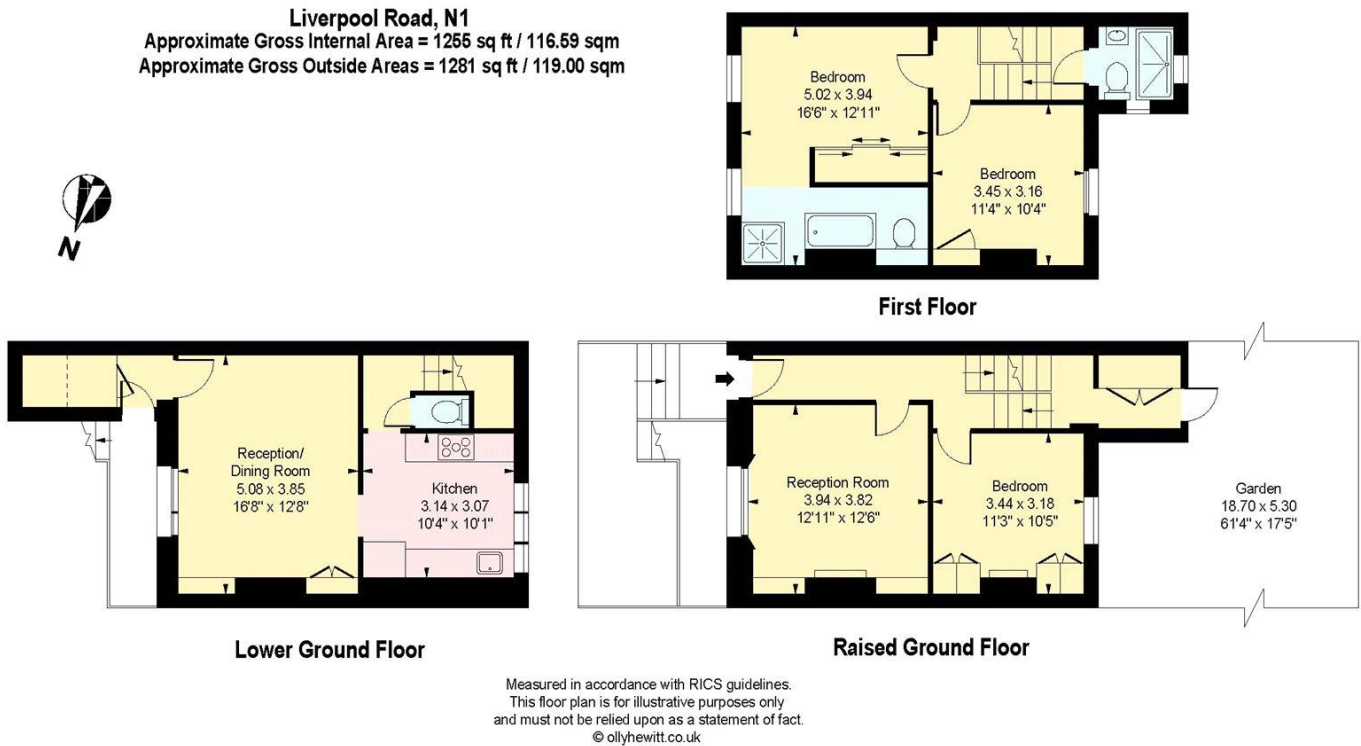
All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.
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Liverpool Road, London, N1
Gross Internal Area 1255 sq ft, 116.6 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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