



Liverpool Road, Islington, London **N7**

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A large kitchen and reception room reside on the first floor. Both rooms benefit from wooden flooring, high ceilings, large windows and fireplaces. The fully integrated kitchen has enough space for a dining table, making this floor the perfect space to entertain guests. Adjacent to the kitchen sits a large, modern bathroom with a separate bathtub and shower. Upstairs are two bedrooms, with the principal bedroom being the larger of the two and having the added benefit of built-in cupboards. There is plenty of storage on offer with access to the eaves. Furthermore, the property has access to a private section of the large, mature garden that imposes a quaint and secluded feel.



Guide price: £1,050,000

Tenure: Leasehold: approximately 985 years remaining

Local authority: London Borough of Islington

Council tax band: E





Location

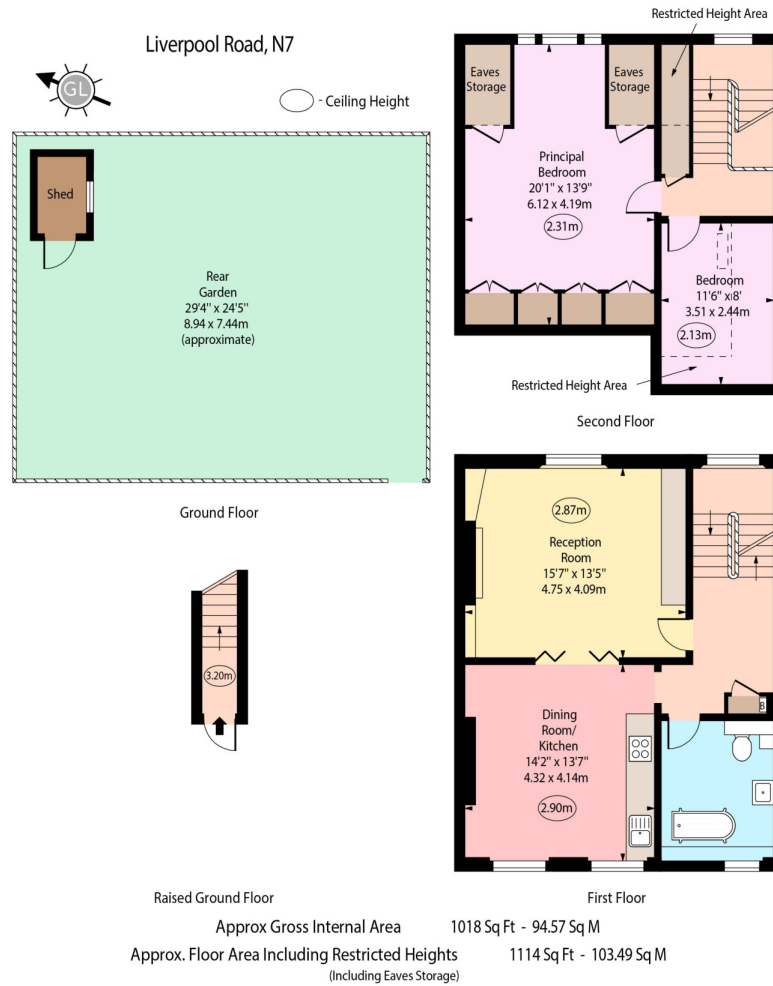
Conveniently located on Liverpool Road, the property is within easy reach of the shops, bars and restaurants of Islington's Upper Street.

The nearest Underground station can be found at Highbury & Islington (Victoria, Mainline & Overground services - 0.3 miles) which provides quick and easy access to the West End and to King's Cross/St Pancras for high speed rail services to Europe. Angel station (Northern line - 0.9 miles) is also with easy reach.

St. Mary Magdalene Academy is also within easy reach and the property is within the catchment area.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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