



LGF, LIVERPOOL ROAD, LONDON, N1  
**£500,000 LEASEHOLD**

## A MODERN ONE BEDROOM APARTMENT WITH A PRIVATE GARDEN IN THE SOUGHT AFTER, CENTRAL LOCATION OF ANGEL

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### **DESCRIPTION:**

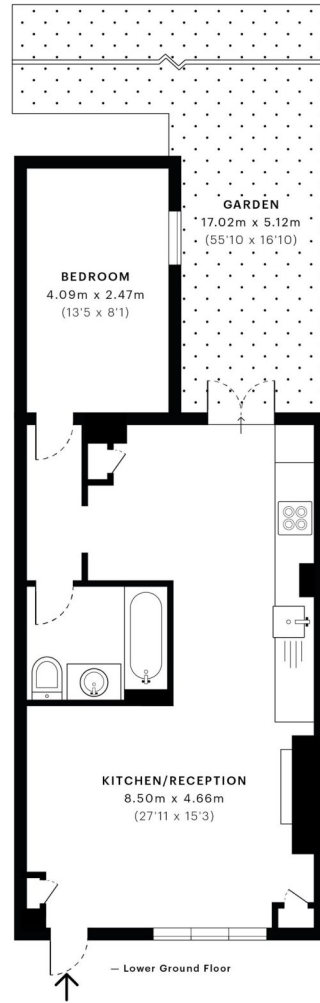
A recently refurbished one bedroom period apartment with a private garden in the sought after, central location of Angel. As well as retaining many original period features this property has been finished to a high-specification with a contemporary theme.

Well proportioned and featuring a separate dining area, the property is ideal for a couple who want to be a heart beat from Upper Street and Highbury and Islington station, yet enjoy the benefit of private outside space with mature plants.

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	GROSS INTERNAL AREA (GIA) The footprint of the property. 48.0 Sqm / 517.1 Sqft		NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, restricted head 45.9 Sqm / 494.5 Sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 Sqm / 0.0 Sqft
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
48.5 Sqm / 521.9 Sqft  
IPMS 3C RESIDENTIAL  
46.4 Sqm / 499.2 Sqft

SPEC ID  
5e6f91fcace4410c689699bb5

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

