



**FLAT 5 WHITE HORSE YARD 78  
LIVERPOOL ROAD**

**£5,000 PER**

A truly exceptional two-bedroom apartment of over 1,700 sq ft, set within a secure gated development just moments from Angel Underground station and Islington Green. Spanning the top two floors (second and third) and accessible by a residents' lift, this unique home offers generous proportions and contemporary finishes throughout.

The welcoming entrance hall leads into an expansive open-plan reception, kitchen and dining area featuring a fully integrated Miele kitchen. From here, doors open onto a charming private balcony. Additional features on this level include a guest W.C. and a utility area.

Upstairs, the accommodation comprises two spacious bedrooms, each with its own en-suite. The first bedroom offers fitted wardrobes along one wall and a modern en suite shower room. The principal bedroom boasts extensive wall-length wardrobes, a walk-in dressing room leading to a separate W.C., and a stunning luxury bathroom complete with twin sinks, a freestanding feature bathtub, and an inviting double shower.

Ideally located, the development is a short walk from the shops, restaurants and amenities of Upper Street, offering the best of Islington living.



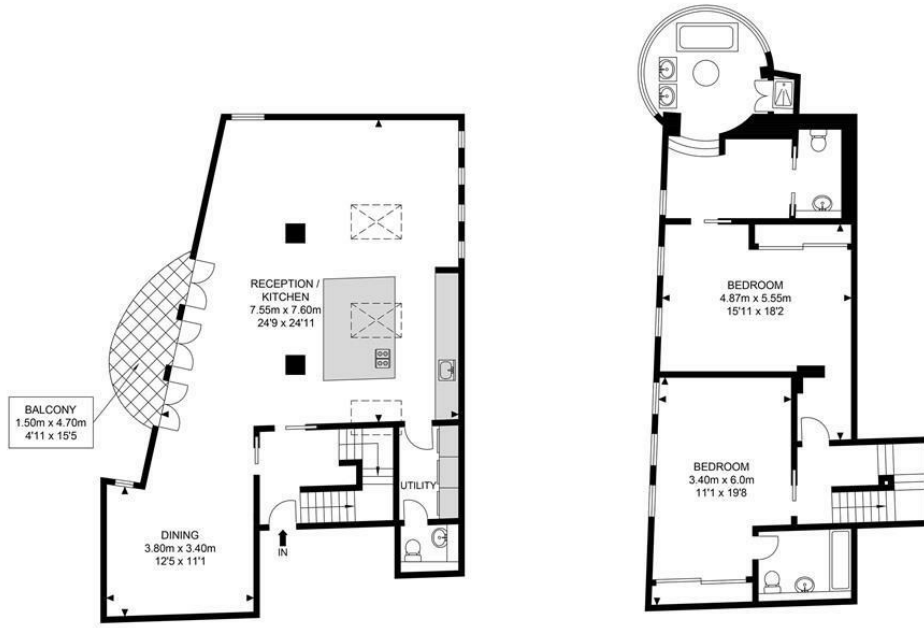
- Two Generous Bedrooms • Fully Integrated Kitchen • Luxury Bathrooms • Private Balcony • Minutes from Angel Station



- EPC Rating: D • Council Tax Band: G (Islington) • 5 Week Holding Deposit: £5,769.23 • Available Early August • Unfurnished



# Noble House



2nd Floor

3rd Floor

APPROX. GROSS INTERNAL FLOOR AREA 1710.49 SQ FT / 158.91 SQM

APPROX. GROSS INTERNAL FLOOR AREA INC. BALCONY AREA 1763.99 SQ FT / 163.88 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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