



Lofting Road, Islington, London NI





Lofting Road, Islington, London **NI**

Situated on one of Barnsbury's most sought-after residential streets, Lofting Road, you'll find this delightful, fully extended Victorian residence.

This townhouse offers flexible space for a growing family and is currently set up as a three bedroom, three-bathroom home that spans over 1,800 sq ft,

The ground floor features a south-facing double reception room with wooden flooring, sash windows, and elegant marble fireplaces. The original sash window at the rear has been cleverly retained internally and overlooks the kitchen/dining room.



Guide price: £2,000,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: G





A side extension has been thoughtfully added to create an open kitchen-diner flooded with natural light due to the glass roof and connecting seamlessly to the rear garden, offering a perfect blend of indoor and outdoor living. The garden, 50ft in length, has been landscaped with decking, shrubbery, and flowers, offering a peaceful place to relax outdoors. There is also a handy utility room just off the kitchen.

Ascending to the first floor, the original hardwood flooring has been retained. The space is being utilised as a double reception room, with the rear room previously used as a bedroom.

On the second floor, there are two well-appointed double bedrooms, both sharing use of the generous family bathroom at the half landing. There are wonderful views from the rear of the house over Barnsbury Square, and over the rooftops of Lofting Road and Barnsbury to the front.

Unusually, the house was extended into the basement some 20 years ago to create an additional south-facing double bedroom adjacent to a flexible room which could be used for storage, a study or a dressing room.





Location

A charming period street nestled between some of the area's most beautiful garden squares and a stone's throw from local favourites The Albion and The Drapers Arms.

The property is well placed for the numerous parks and squares in Barnsbury and Islington and within easy reach of the shops, bars and restaurants of Upper Street. King's Cross/St. Pancras International Station is within easy reach, along with the transport links at Caledonian Road Station (Piccadilly Line), Highbury & Islington Station (Victoria Line/overland) and Angel (Northern Line). The highly regarded Thornhill Primary School is just 50 yards from the house.





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.



Knight Frank
Islington & King's Cross

Sales
321-322 Upper Street
London N1 2XQ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Sebastian Toy
+44 20 3657 7348
sebastian.toy@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.