

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.







EPC

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 kitchendiner 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.

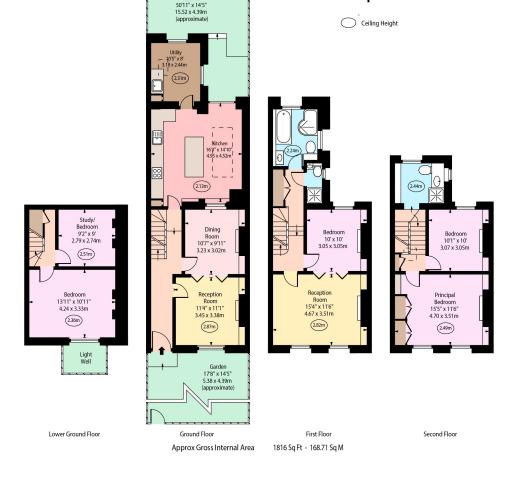
The property is well placed for the numerous parks and squares in Barnsbury and Islington and within easy reach of the shops, bars and restaurants of Upper Street. King's Cross/St. Pancras International Station is within easy reach, along with the transport links at Caledonian Road Station (Piccadilly 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.



Lofting Road, N1

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Sales I would be delighted to tell you more

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

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