



Dunford Road, Islington, London N7





# Dunford Road, Islington, London N7

A beautifully presented 2000sqft, four bedroom townhouse, spanning three floors, in Islington, N7.

The ground floor features an impressive double reception room, complete with working fireplaces and elegant double-glazed sash windows. Flowing seamlessly from here, the bespoke kitchen features a side return extension, a spacious island, underfloor heating, and cleverly integrated floor-to-ceiling storage.



**Guide price:** £1,750,000

**Tenure:** Available freehold

**Local authority:** London Borough of Islington

**Council tax band:** F





Floor to ceiling glass windows flow onto the private garden.

On the first floor, you'll find a generous family bathroom with a freestanding bath and separate shower, alongside the principal bedroom with built-in storage and a second well-proportioned bedroom. The top floor mirrors this layout, offering two additional bedrooms and an additional charming study nook.

Renovated from top to bottom, this exceptional home harmonizes contemporary comforts with timeless character.

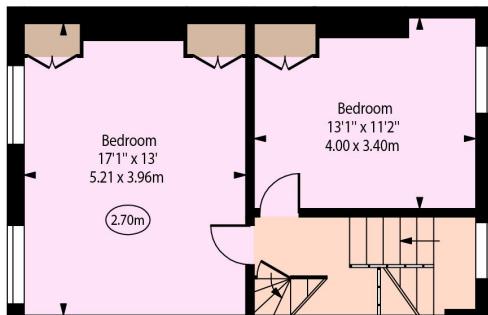




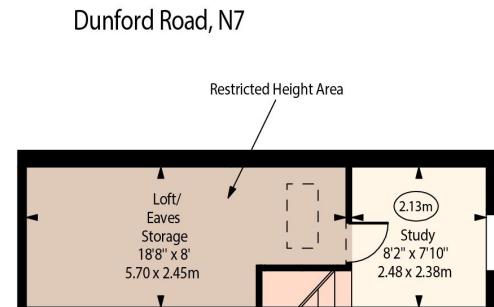
Dunford road is ideally located just 450 yards from Holloway Road Underground (Piccadilly Line) and 0.8 miles to Highbury and Islington station (Victoria Line/Overground/National rail).



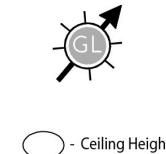




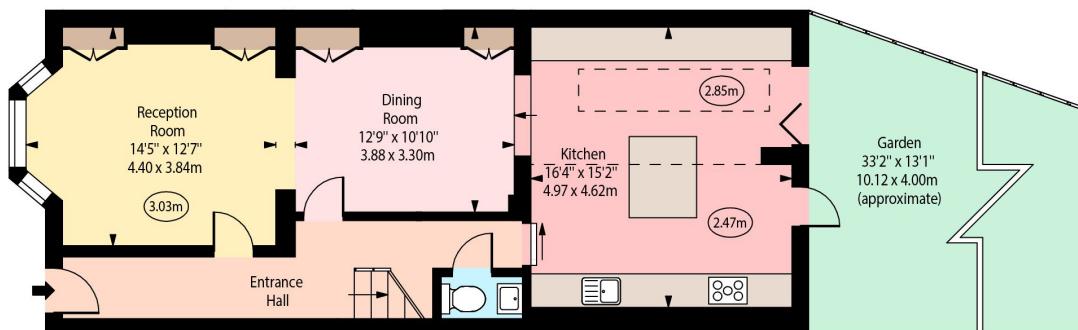
Second Floor



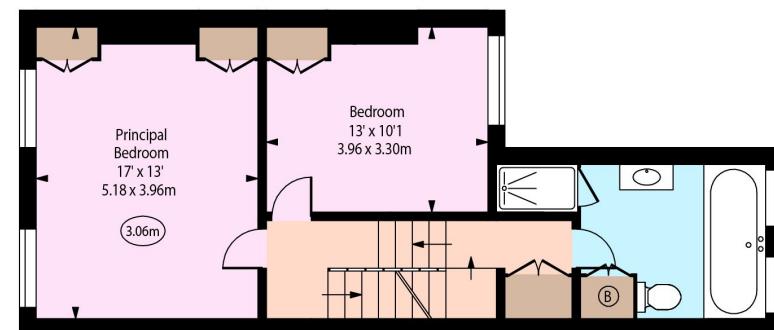
Third Floor



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.



Ground Floor



First Floor

Approx Gross Internal Area 1860 Sq Ft - 172.79 Sq M  
(Excluding Eaves/ Loft)

Approx Gross Internal Area 2000 Sq Ft - 185.80 Sq M  
(Including Eaves/ Loft)

**Knight Frank**  
**Islington & King's Cross**  
Sales  
321-322 Upper Street  
London N1 2XQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Megan Squire**  
+44 20 3657 7352  
[megan.squire@knightfrank.com](mailto:megan.squire@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.

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Particulars dated February 2025. Photographs and videos dated February 2025.

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