



Lonsdale Square

Barnsbury, N1

Guide Price £4,500,000

A once in a lifetime opportunity to acquire a substantial early Victorian, Gothic, Grade II* listed corner house on prestigious Lonsdale Square with triple garage, large roof terrace and self-contained apartment.

Accommodation is well balanced and generously proportioned comprising; a grand entrance hallway, leading to the kitchen/dining space, which occupies the front of the raised ground floor. The space is ideal for hosting and retains ornate period details which include; original coving, fireplace and large sash windows which flood the space in sunlight. The hand made kitchen is situated behind.

There is a utility space and separate W.C at the rear of the ground floor, which provides access to the rarely found, triple garage, ideal for secure parking or can be utilised as additional living/office/studio space (STPP) if required. The lower level houses a self-contained one bedroom apartment, ideal for guest space, or potentially to generate an additional income, if required.

CHESTERTONS



Lonsdale Square

Barnsbury, N1

- Grade II* listed
- Early Gothic Victorian corner house
- Triple garage
- Ornate period details throughout
- Large roof terrace
- Self-contained apartment on the lower level
- Five bedrooms
- Three bathrooms
- Arguably the finest house on prestigious Lonsdale Square
- Moments from Upper Street
- Ideally located for Kings Cross/St Pancras and recently developed Coal Drops Yard & Granary Square



There is a vast roof terrace accessed via the conservatory/winter garden set at the half landing between the ground and first floor(s). The space is the perfect place for entertaining and alfresco dining and enjoys fabulous sunlight which must be viewed to be truly appreciated. The formal drawing room enjoys unrivalled views of the greenery of Lonsdale Square gardens and occupies the entire first floor, light filled courtesy of the dual aspect and large bay window with an additional window to the side. Ornate features have been retained, inclusive of a marble fireplace and intricate coving and ceiling roses. The locals favourite gastropub "The Drapers Arms" is beautifully framed from the rear reception window. There are two large double bedrooms on the second floor, the front of which is oversized as mirrors the floorspace of the reception room below, also with beautiful views across Lonsdale Square itself, along with a family bathroom suite. There are two additional double bedrooms along with a further family bathroom suite on the top floor. An exceptional home that retains fantastic links to Upper Street and the international transport hub that is Kings Cross/ St Pancras International. Further transport providing excellent links around London can be found nearby at Angel Station (Northern Line); Highbury & Islington Station (National Rail & Victoria Line); Barnsbury Station (London Overground); and Caledonian Road Station (London Overground and Piccadilly Line) with trains through the West End and out to Heathrow. The buzz of Upper Street is only a short walk away. Celebrated gastropubs The Duchess of Kent, The Albion and The Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just up the road. Supermarkets Waitrose and Sainsbury's are located at the southern end of Liverpool Road close to Angel. The new Kings Cross development which includes Granary Square, new restaurants and shops, and a brand new Waitrose are within close proximity.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band H

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LONSDALE SQUARE, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 654 SQ FT / 60.8 SQ M (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 1151 SQ FT / 106.9 SQ M (INCLUDING GARAGE)
 FIRST FLOOR = 684 SQ FT / 63.6 SQ M
 SECOND FLOOR = 600 SQ FT / 55.7 SQ M
 THIRD FLOOR = 470 SQ FT / 43.7 SQ M (EXCLUDING REDUCED HEADROOM)
 REDUCED HEADROOM = 42 SQ FT / 3.9 SQ M
 VAULTS = 131 SQ FT / 12.2 SQ M
 TOTAL = 3732 SQ FT / 346.8 SQ M



THIRD FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



RAISED GROUND FLOOR

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1133784)