



Lofting Road

Barnsbury, N1

Asking Price £650,000

A light filled two double bedroom apartment, set on the first floor of a secure, low built modern development, with balcony set in the heart of Barnsbury.



Lofting Road

Barnsbury, N1

- Two double bedrooms
- First floor
- Balcony
- Secure low built modern development
- Easy access to Upper Street



A light filled two double bedroom apartment, set on the first floor of a secure, low built modern development, with balcony set in the heart of Barnsbury. Accommodation is well balanced and generously proportioned comprising; a large entrance hallway, which leads to the generous reception space, which provides access to the balcony, two double bedrooms, separate kitchen and bathroom suite. Lofting Road is an idyllic location, retaining fantastic links to Upper Street and the international transport hub that is Kings Cross/ St Pancras International. The property affords superb access to the transport at Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London; the London Overground with Caledonian Road and Barnsbury Station; and Caledonian Road Station (Piccadilly Line) with trains through the West End out to Heathrow. The buzz of Upper Street is only a short walk away. The 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 regeneration/ development which includes Granary Square, new restaurants and shops, and a brand new Waitrose, are within close proximity.

Tenure: Share of Freehold 955 years 8 months

Service Charge: £1590

Ground Rent: £449

Local Authority: Islington

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

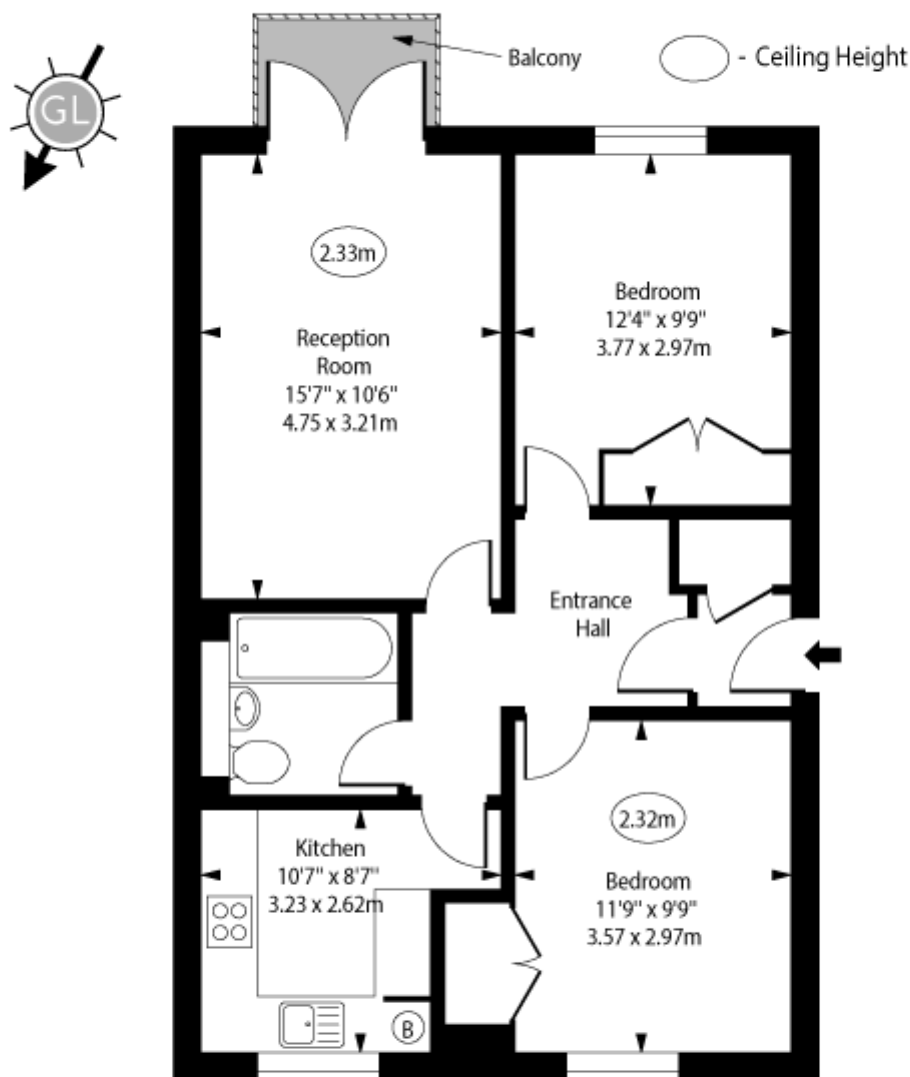
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Lofting Road,
Barnsbury,
Islington, N1



First Floor

Approx Gross Internal Area 651 Sq Ft - 60.48 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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