



Lonsdale Square, Barnsbury, London **NI**

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Entered via a grand entrance hallway, accommodation is set over five floors with a flexible layout to provide up to five bedrooms and three bathrooms, or alternatively, four bedrooms and three reception rooms.

The raised ground floor is home to the double reception room with high ceilings and period features including ornate cornicing, wooden flooring and sash windows with shutters. The conservatory leads out to the rear garden which is approx. 40ft and westerly in orientation to take in the afternoon and evening light.



**Guide price:** £4,650,000

**Tenure:** Available freehold

**Local authority:** London Borough of Islington

**Council tax band:** H





All floors offer idyllic leafy views across the square, and this unobstructed vista, front and back, allows for ample natural light throughout the house.

Of particular note is the exceptional double reception room on the first floor, which is bursting with period features, including parquet flooring, intricate cornicing and working fireplaces.

The principal bedroom suite is positioned over the entirety of the second floor, with a luxurious en suite bathroom with a double vanity unit, freestanding tub and walk-in shower. The third floor offers two further double bedrooms, a family bathroom and far-reaching views over West London. The lower ground floor can be accessed separately and has flexible accommodation currently set out as a double bedroom, a bathroom and further reception room.

## Location

As one of Islington's finest locations, Lonsdale Square is a tranquil garden square in the heart of the Barnsbury Conservation Area. Lonsdale Square, 1839-42, was designed by R C Carpenter and the houses are all Grade II listed. The square is built like a college quadrangle, with gothic hood mouldings, and steep-pitched gables. The residential houses overlook the beautifully maintained square gardens.

Upper Street with its wide variety of boutiques, coffee shops and restaurants is a short distance away as are both Angel (Northern Line - 0.6 miles) and Highbury & Islington (Victoria Line & Overground - 0.7 miles) Underground stations, which offer excellent transport connections to the City & the West End. Please note that all distances are approximate.





# Lonsdale Square, N1

Approximate Floor Area = 242.4 sq m / 2609 sq ft

Vaults / External Store = 15.4 sq m / 166 sq ft


Total = 257.8 sq m / 2775 sq ft

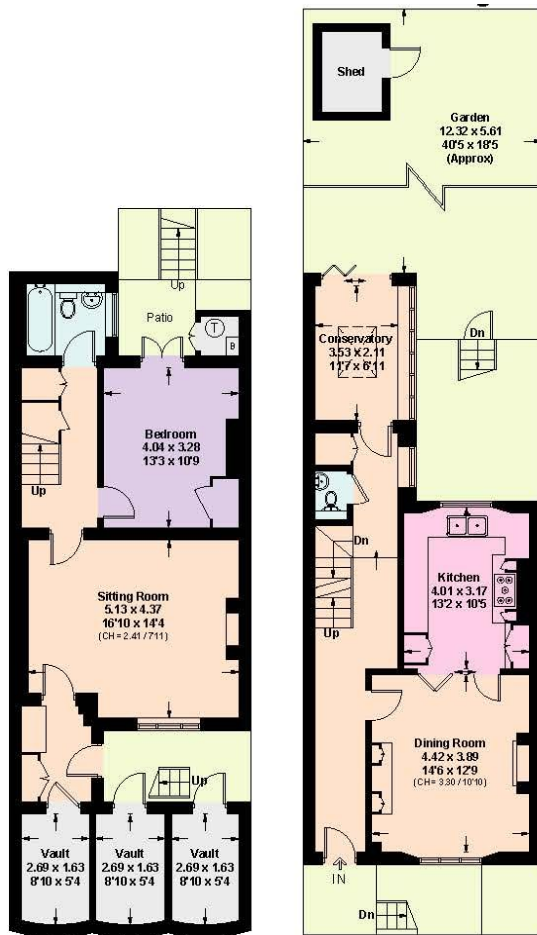
(Excluding Shed)

Including Limited Use Area (6.4 sq m / 69 sq ft)



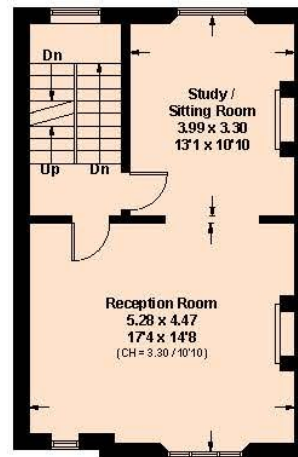
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

 = Reduced head height below 1.5m

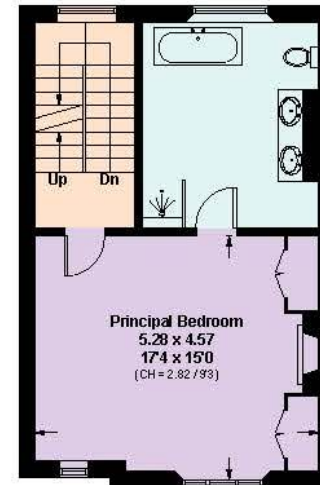


Lower Ground Floor

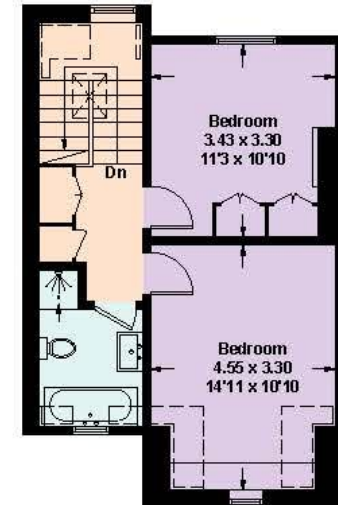
Ground Floor



First Floor



Second Floor



Third Floor

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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 May 2024. Photographs and videos dated May 2024.

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