






LONSDALE SQUARE
Islington N1



A MAGNIFICENT PERIOD HOME LOCATED IN THE PRESTIGIOUS LONSDALE SQUARE.

A beautifully restored apartment across two floors of a Grade II* listed building on one of Islington's finest garden squares.

			EPC
3	1	2	TBC

Local Authority: London Borough of Islington

Council Tax band: F

Tenure: Share of Freehold plus leasehold, approx. 83 years remaining

Ground rent: £10

Service charge: £2,024 per annum, reviewed annually, next review due 2025

Guide Price: £1,800,000

Combining period charm with modern elegance, the spacious maisonette features a grand bipartite reception room leading to an elegant, high-ceilinged dining / kitchen area, finished to a high standard in keeping with the period feel of the property. The accommodation includes a generous master bedroom, a well-proportioned guest bedroom with inbuilt wardrobes and a versatile third bedroom or home office, as well as a stylish bathroom, guest WC, utility space, cellar storage, and a private front patio. There is a wealth of period features throughout, including pine wooden floors and shutters, plasterwork and original fenestration. The property benefits from direct access to the large and tranquil shared garden at the rear, as well as to the garden square at the front.



(Excluding Cellar)

Approximate Gross Internal Area = 115.01 sq m / 1238 sq ft

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. (ID767266)

We would be delighted
to tell you more.

Megan Squire
+44 20 3657 7352
megan.squire@knightfrank.com

Knight Frank Islington
321-322 Upper Street
London, N1 2XQ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.