



## LOFTING ROAD




London N1





## BRIGHT TWO BEDROOM FLAT IN THE HEART OF BARNSBURY.

Set on the first floor of an attractive period building, this well presented flat offers bright, well-proportioned living space and charming original features throughout.

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Local Authority: London Borough of Islington

Council Tax band: E

Tenure: Leasehold, approx. 85 years remaining

Ground rent: £50 per annum

Service charge: £1,250 per annum\*

**Guide price: £749,000**



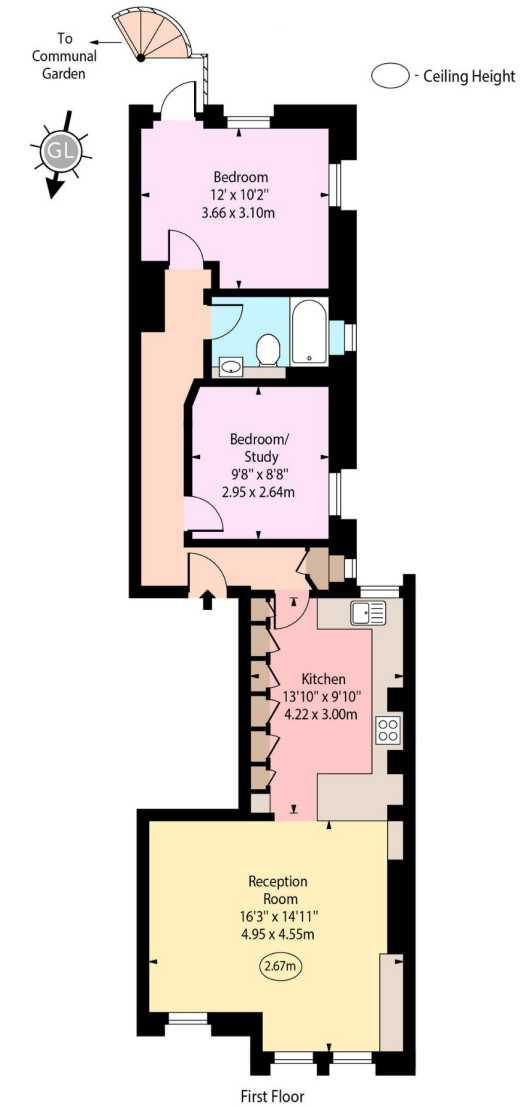
The open-plan kitchen and living room is flooded with natural light from large original sash windows and provides an excellent layout for both relaxing and entertaining. There is ample space for a dining area, while the fully equipped kitchen includes generous work surfaces, plentiful storage, and a breakfast bar.

The spacious principal bedroom overlooks the communal garden and benefits from direct access. High ceilings and good built-in storage enhance the sense of space. The second bedroom works well as a smaller double or a dedicated home office. A well-appointed bathroom with a full-size bathtub completes the property, while wooden flooring runs throughout, adding warmth and style.

This is a superb Barnsbury home combining period charm with practical modern living.

\*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.





Approximate Gross Internal Area = 66.61 sq m / 717 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.

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