



Lofting Road

Barnsbury, N1

Asking Price £2,750,000

This charming three-storey, double-fronted end-of-terrace period house offers ample living space and a delightful south-facing garden, with the added bonus of a private garage at the rear.

CHESTERTONS



Lofting Road

Barnsbury, N1

- End-of-terrace
- Three-storeys
- Three bedrooms
- South-facing garden
- Garage
- Barnsbury Conservation Area



As you step inside, the ground floor presents a welcoming reception room on the right and a versatile office/study to the left—perfect for modern work-from-home arrangements. The ground floor also features a convenient guest cloakroom. Descend to the lower ground floor, where you'll find a spacious kitchen/dining room, ideal for family meals and entertaining. A separate reception room on this level offers further flexibility, while a well-sized bedroom completes the accommodation on this floor. On the top floor, there are two generously sized double bedrooms, both filled with natural light, and a large family bathroom. The house is a blank canvas, having not been refurbished recently, presenting a fantastic opportunity for a new owner to put their personal stamp on the property. The private garage, located at the end of the garden, is accessed via Thornhill Grove and offers direct access to the garden via an external staircase, a rare find in this sought-after area. Situated in a highly desirable location, this property is just a stone's throw from a variety of local amenities. You'll find a selection of shops, cafes, and restaurants within easy reach, in both Kings Cross and Upper Street. Transport links are excellent in this area. Lofting Road is well-served by bus routes, providing easy access to central locations with easy access to the Overground, Northern line, Victoria line and the Thameslink.

Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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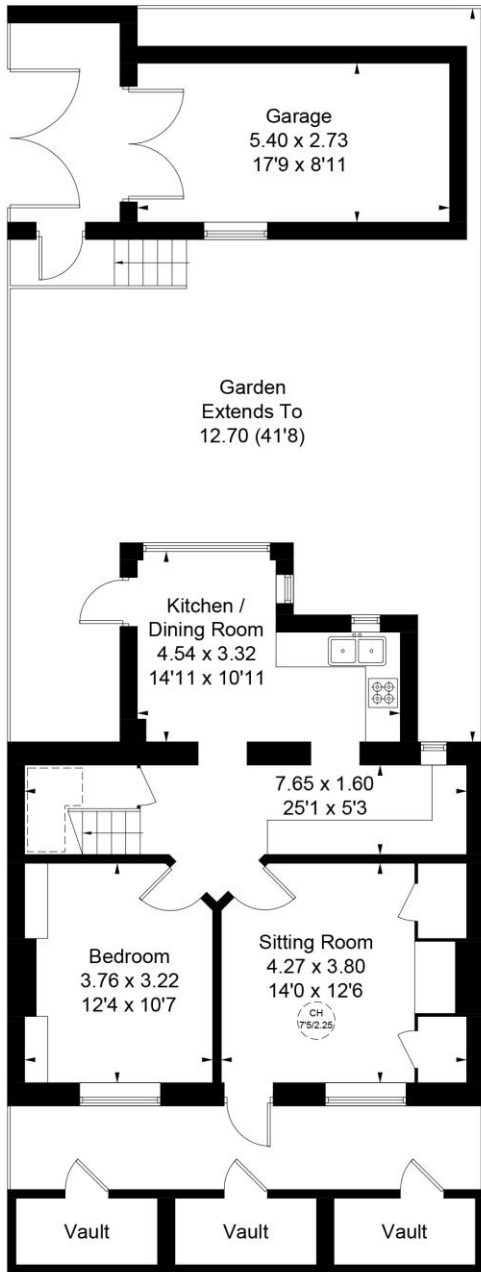
LOFTING ROAD, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 591 SQ FT / 54.9 SQ M
 (EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 519 SQ FT / 48.2 SQ M
 FIRST FLOOR = 490 SQ FT / 45.5 SQ M
 REDUCED HEADROOM = 14 SQ FT / 1.3 SQ M
 GARAGE = 163 SQ FT / 15.2 SQ M
 VAULTS = 98 SQ FT / 9.1 SQ M
 TOTAL = 1875 SQ FT / 174.2 SQ M

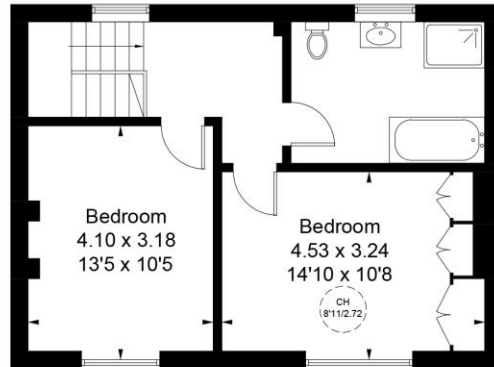


CH = Ceiling Height

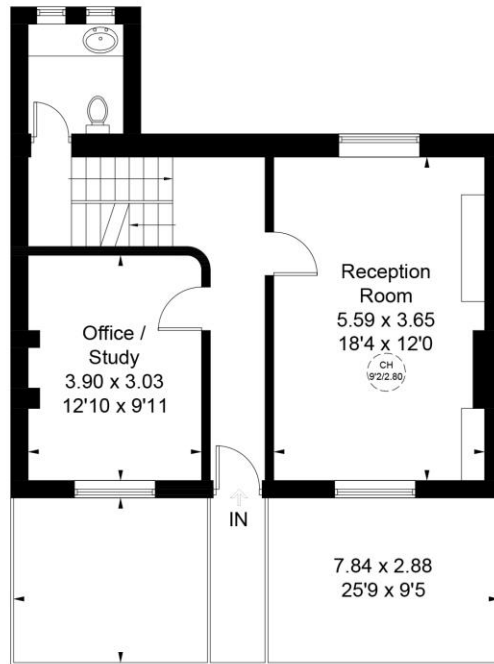
[Dashed line symbol] = Reduced headroom below 1.5m / 5'0"



LOWER GROUND FLOOR



FIRST FLOOR



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. (ID1289660)