



LOFTING ROAD

London N1



LOFTING ROAD

A beautifully proportioned four-bedroom family home extending to over 2,000 sq ft, ideally positioned on a quiet residential street in the heart of Barnsbury.



4



2



1

EPC

D

Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide Price: £2,250,000



Arranged over three floors, the property offers exceptional living and entertaining space, with a flexible layout perfectly suited to modern family life. The raised ground floor features an impressive 23ft reception room with generous proportions and excellent natural light, alongside a substantial double bedroom overlooking the private courtyard garden. The lower ground floor is centred around a superb 22ft kitchen and dining room, creating a wonderful social hub for everyday living and entertaining. This level also benefits from a utility room, additional storage space and direct access to a private patio. To the rear is a secluded courtyard garden together with a sizeable workshop/store, ideal for those seeking a home office, studio or hobby space. The first floor comprises three further well-proportioned double bedrooms, including a principal bedroom with access to a private balcony, together with two family bathrooms.







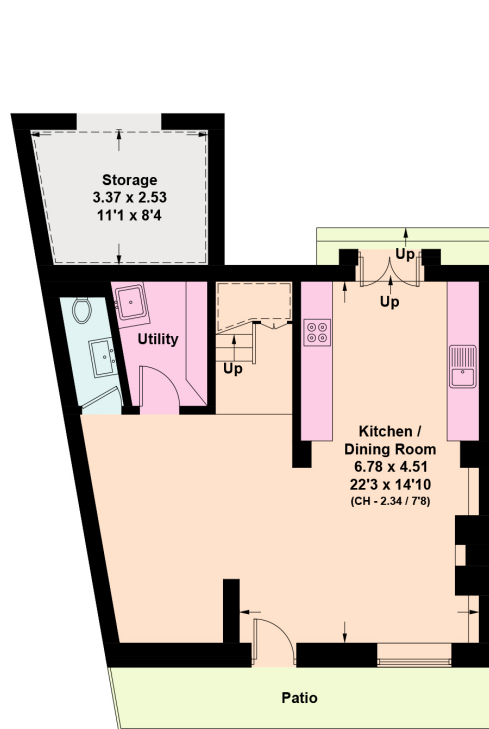
Lofting Road, N1

Approximate Floor Area = 170.4 sq m / 1834 sq ft
(Including Void)

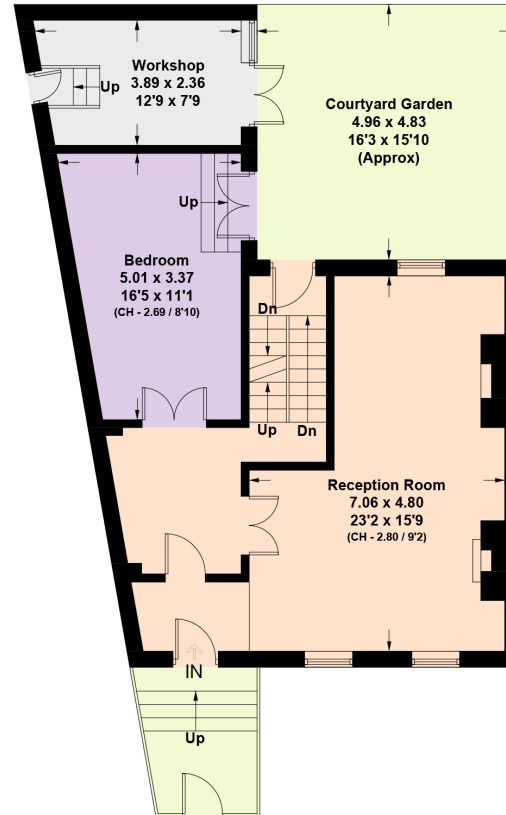
Storage / Workshop = 16.9 sq m / 182 sq ft

Total = 187.3 sq m / 2016 sq ft

Including Limited Use Area (9.3 sq m / 100 sq ft)

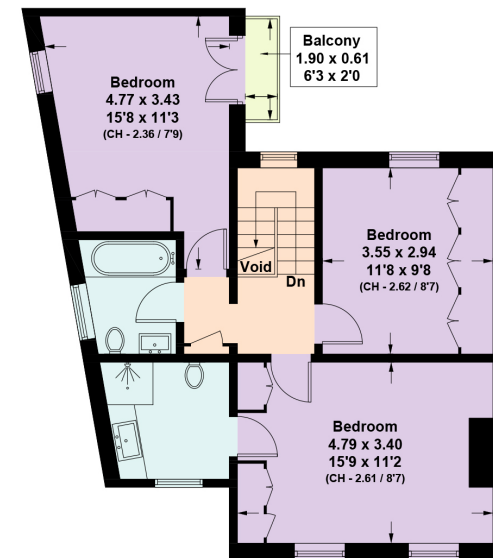


Lower Ground Floor



Raised Ground Floor

□ = Reduced head height below 1.5m



First 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. (ID1329847)

Approximate Gross Internal Area = 187.3 sq m / 2,016 sq ft

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We would be delighted
to tell you more.

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