




LLOYD SQUARE,

London WC1X



A CHARMING, GRADE II LISTED HOME ON LLOYD SQUARE

A Georgian semi-detached house situated on the sought-after Lloyd Square, WC1X, with the added benefit of private residents' access to the garden square.

			EPC
2	2	4	D
			Grade II listed

Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Service charge: £884.30 per annum contribution to the upkeep of the private residents' communal garden.

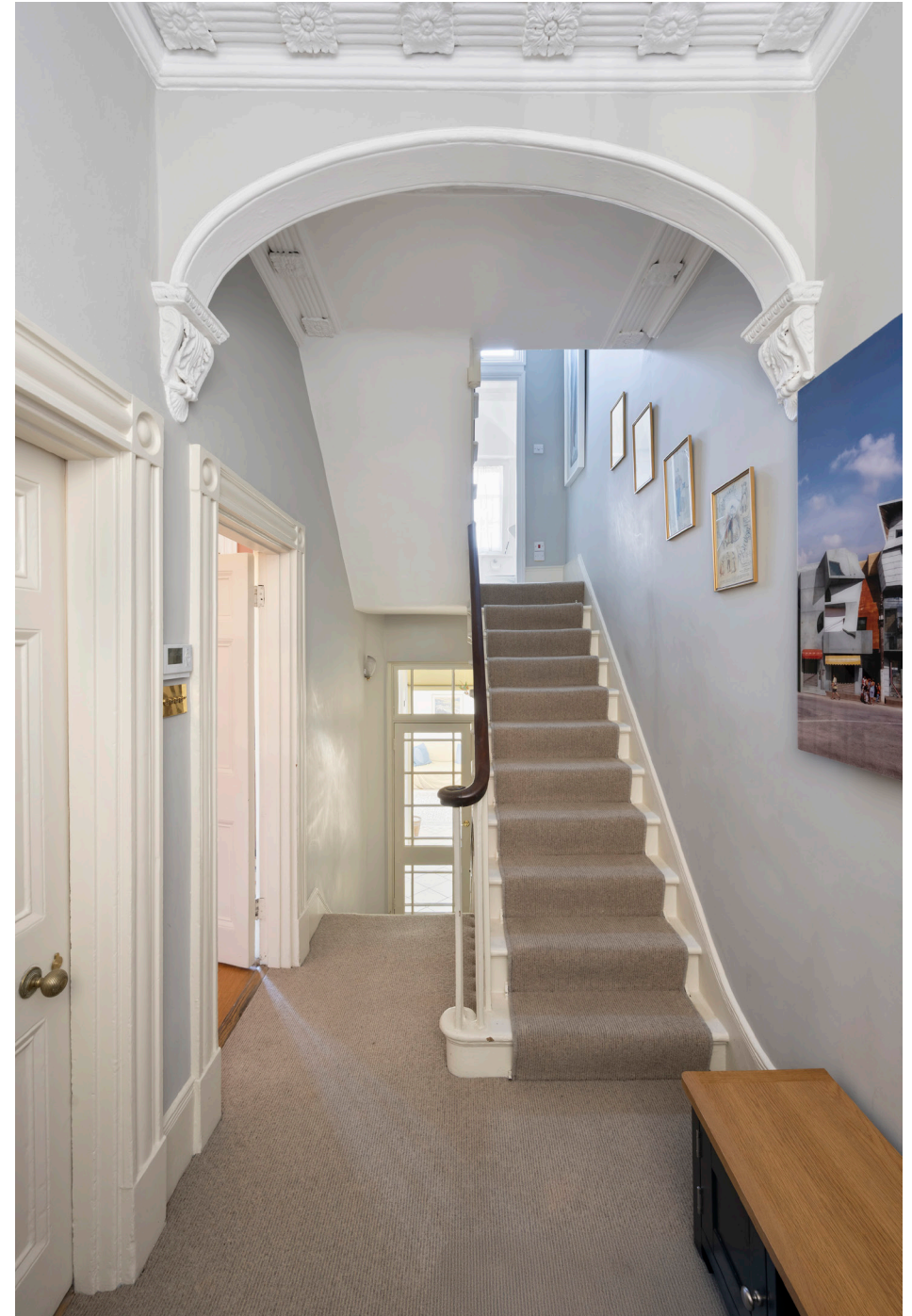
Guide Price: £2,750,000



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The ground floor is double-aspect and filled with natural light. It features high ceilings, intricate cornicing, wooden flooring, and a fireplace. This level includes two reception rooms, with the rear opening into a charming sun room that leads directly on to the south-facing garden. The lower ground floor offers a spacious kitchen with wooden flooring and sash windows, alongside a further reception room, a utility area, and a plant room.

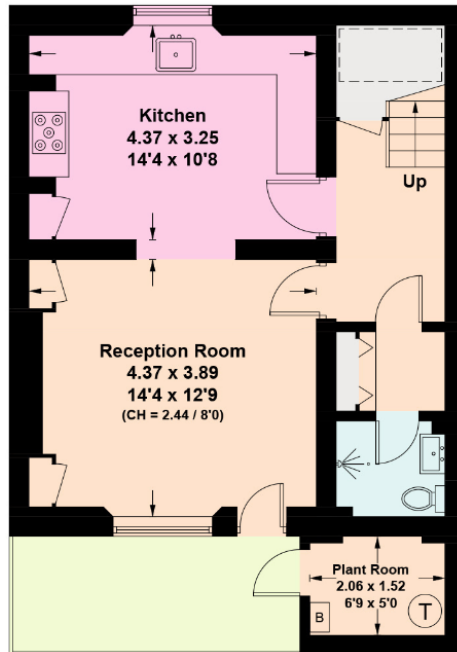
On the first floor, there are two well-proportioned double bedrooms, both with more period features, complemented by a study and family bathroom. An additional study/store room is found on the half landing above. The square's houses, built in the 1820s, have a unique style comprising terraces of linked semi-detached “Greek revival” villas offering unrivalled views of the private garden square.



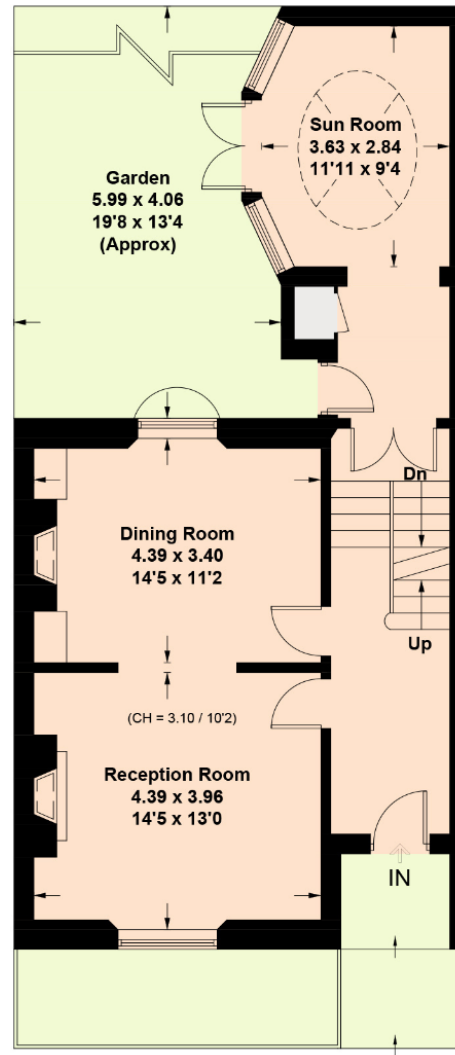




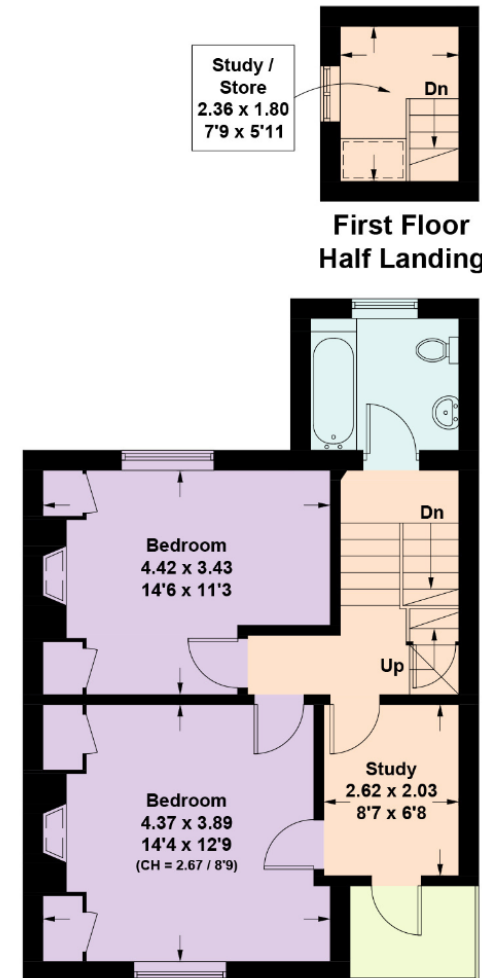
 = Reduced head height below 1.5m



Lower Ground Floor



Ground Floor



First Floor



(Including Limited Use area 3.7 sq m / 40 sq ft)
Approximate Gross Internal Area = 162.4 sq m / 1,748 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.

Sebastian Toy
+44 203 657 7348
sebastian.toy@knightfrank.com

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

knightfrank.co.uk

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