

# hotblack desiato

ESTATE AGENTS

LOUGH ROAD, N7 8RH

£895,000



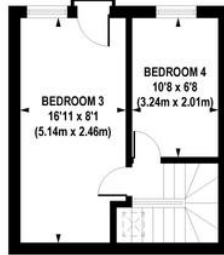
A newly modernized 1970s built townhouse arranged over three floors and featuring spacious, contemporary designed, open plan living on the ground floor and four bedrooms and three bathrooms on the upper floors. Being end of terrace the house occupies a wider than average plot allowing for a larger garden. There is a landscaped garden to the rear and a patio garden to the front where there is a large studio/home office, with power and water. Lough Road is close to Upper Street and Angel, the wide open spaces of Highbury Fields, and is convenient for all modes of public transport. Kings Cross and St Pancras International stations, together with the exclusive restaurants, bars and boutique shops of Coal Drops Yard and Granary Square, are also within easy reach.

- NEWLY REFURBISHED
- FOUR BEDROOMS
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINING/LIVING
- FRONT & REAR GARDENS
- CONVENIENT LOCATION
- Freehold
- Council Tax: £2,005 (Band E)
- Approx. Sq Ft: 1120
- Rental Estimate: £ TBC





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 487 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 260 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 373 SQ FT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	78   C
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 1120 sq. ft / 104.06 sq. m (Excluding Office & Utility)

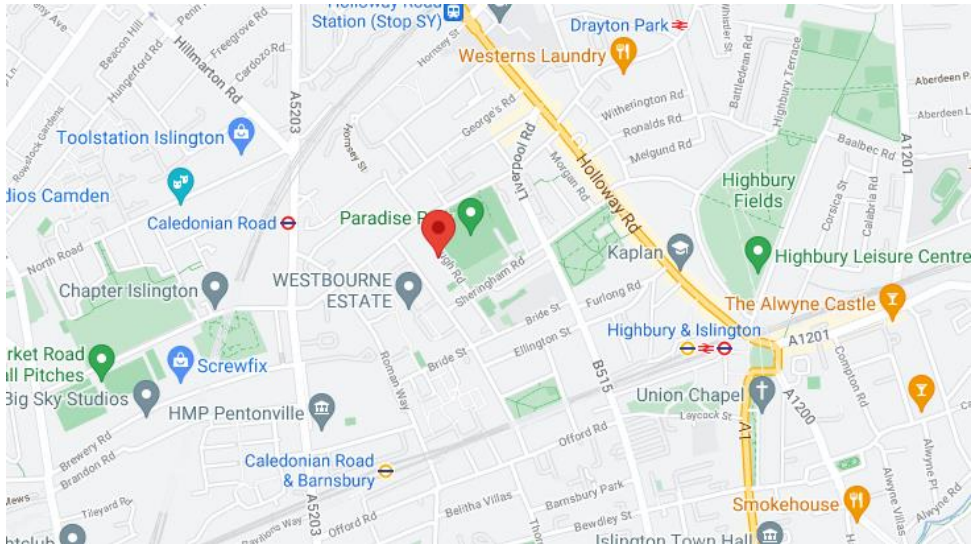
Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

## INSIDER'S GUIDE - a perspective from the present owner

We have had this property since it was built in the mid seventies.

We have strong ties to the area and some of the closest neighbours have occupied their homes for as long as we have. Paradise park opposite, is the heart of the community, a great meeting area for local residents, it is a busy park throughout the year with many things to do. Local buses and tube stations allows access to the West End and City within 30 minutes door to door. Homeowners can apply for a resident's parking permit.

The Footprint of these corner homes are as much as 40% larger than neighbouring properties and have additional bedrooms, bathroom and storage space. The house is incredibly bright, and the front and rear gardens, facing Southwest and Northeast, enable you follow the sun throughout the day.



## TRANSPORT LINKS

Caledonian Road station (Piccadilly Line) is approx. 0.3 miles away.

Highbury & Islington (Great Northern, Overground, Victoria) is approx. 0.5 miles away.

Caledonian Road & Barnsbury (Overground) is approx. 0.6 miles away.

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