

**Islington Office**

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**LOFTING ROAD, ISLINGTON, N1**

£400 per week

**Preliminary Details**

This beautiful newly refurbished two bedroom flat is excellently located on a quiet road, a short walk from all the conveniences of Upper Street and close to transport links including a short walk to Angel Tube station on the Northern Line. The flat is on the top floor of a small purpose built block and consists of two good sized double bedrooms, a newly fitted bathroom, a modern kitchen with appliances and a bright and airy lounge/dining area which leads onto a south facing private balcony. There is plenty of storage space and off street parking is available to the rear of the building. This flat would be well suited to a professional couple or two sharers.

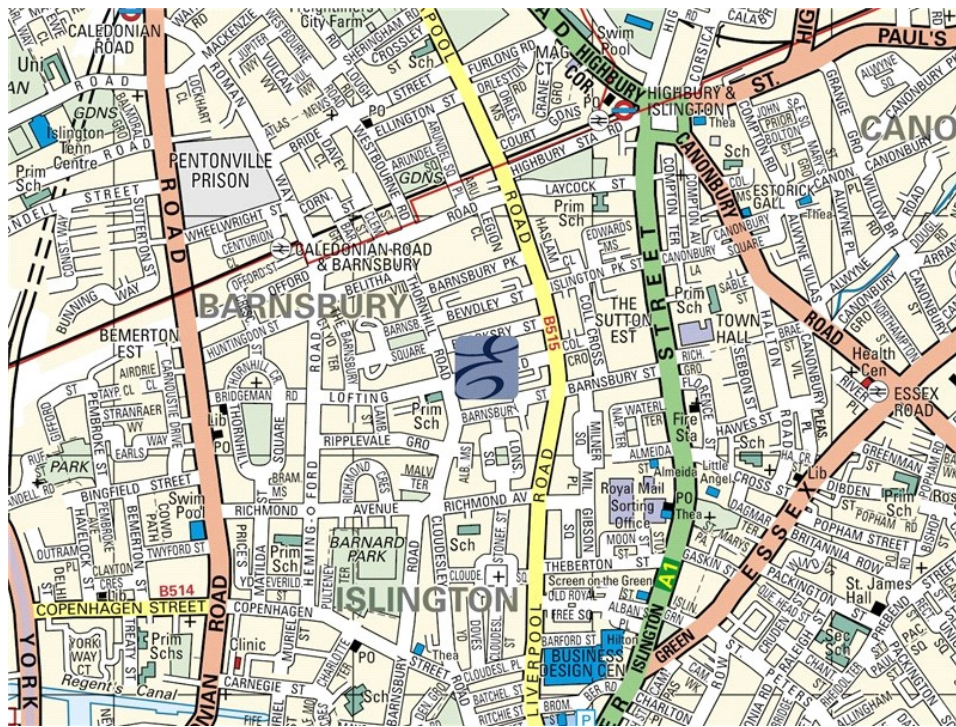
**2 Bedroom • 1 Bathroom**




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### Area Overview

Much gentrified in recent years, Islington has become very popular with city professionals and young families alike. Upper St, the beating heart of Islington, offers an enormous choice of upmarket bars, restaurants and shops. Many of the period properties are Georgian terraces, but several new and luxurious apartment blocks replete with gyms, restaurants and swimming pools, have recently been completed.

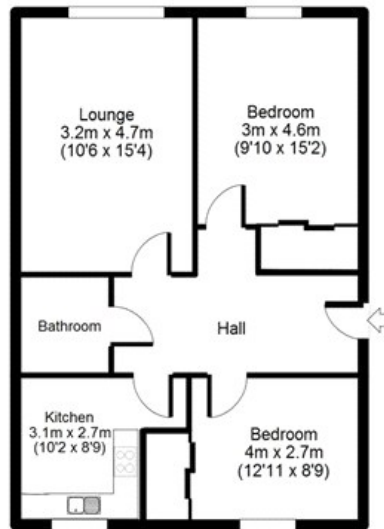


Lofting Road, Islington  Highbury & Islington (0.3M),  Caledonian Road (0.6M),  Angel (0.6M)

### Council Tax Bands



Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Islington	£ 848	£ 989	£ 1,130	£ 1,272	£ 1,554	£ 1,837	£ 2,119	£ 2,543
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Lofting Road  
 APPROX GROSS INTERNAL FLOOR AREA: 612 sq. ft / 57 sq. m



Floorplan for identity purposes only.  
 Measurements are approximate and not to scale.  
 Floorplan created by

 London Energy

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>84</b>	(69-80) <b>C</b>	<b>78</b>	<b>82</b>
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR LOFTING ROAD, ISLINGTON, N1



### **Gibson Square**

This beautiful and archetypal garden square is located between Upper Street and Liverpool Street, hidden well away from the hustle and bustle of the busy traffic. Surrounded by luxurious houses and beautifully kept gardens, the park is the perfect place to relax after a busy day.

🚶 400m (7 mins) from Lofting Road



### **Cloudesley Square**

Situated close to Angel tube station, this pretty square is perfectly situated to all the popular nearby Islington attractions, such as the Business Design Centre and Islington Green.

🚶 400m (7 mins) from Lofting Road



### **Carluccio's**

The nationally successful Carluccio's restaurants and shops were founded in 1991 by Antonio and Priscilla Carluccio. Their restaurants, cafes and shops are hugely popular and remain devoted to providing fresh and authentically Italian produce from all over Italy.

🚶 500m (8 mins) from Lofting Road



### **Business Design Centre**

An exhibition centre located on Upper Street, in fashionable Islington, which plays host to over 80 exhibitions and 250 conferences per year. The Grade II listed building, formerly the Royal Agricultural Hall, was rescued from demolition in 1981 and is now considered to be one of London's most stylish venues.

🚶 600m (10 mins) from Lofting Road



### **Islington Green**

A small triangular green which marks the convergence of Upper Street and Essex Road in Islington. The pretty and popular park is an area of common land which roughly acts as the border between Angel and Islington

🚶 700m (12 mins) from Lofting Road



### **The Old Queens Head Pub**

This pub is ideally situated close to Angel tube station, and offers a impressive setting with 16th Century fireplaces and a warm and inviting atmosphere. As a live performance venue, it offers regular DJ nights as well as a delicious menu, which is a welcome change from some of the regular chain pubs.

🚶 700m (12 mins) from Lofting Road