



LOVE LIVING  
HACKNEY



72 Windsor Road, London, N7 6JL

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# 72 Windsor Road

London, N7 6JL

- Arranged across the upper floors of a Neo Georgian building
- Bright full-width reception room with twin sash windows
- Original restored timber floorboards and parquet flooring
- Loft room with additional WC
- Over 998 square feet of internal space
- Two private roof terraces with elevated leafy outlook
- Accessible transport Links
- Short Walk to Highgate Village

## The Home -

Occupying the upper floors of a Neo Georgian building, this split level two-bedroom conversion extends across almost 1,000 sqft, with two private terraces and an abundance of natural light throughout. The apartment has been updated with original timber floorboards restored, the entire interior repainted and decorated, new carpeting added along the hallway and staircase, and updated practical details including a new washing machine, extractor fans and smoke alarms.

Windsor Road sits within easy reach of the delights of Highgate Village, Holloway, Tufnell Park, Archway and Islington, with nearby Underground and Overground services connecting citywide.



## The Indoors

Entry is on the first floor, where a central staircase rises through the middle of the plan. The two bedrooms are arranged across this level, set apart from the living spaces above. The main bedroom sits to the front, with high ceilings, tall sash windows and parquet flooring underfoot. The second bedroom is positioned quietly to the rear and continues the same restrained palette and parquet flooring found throughout this level. An adjoining space currently works well as a study or dressing area, adding flexibility to the layout and giving access to the second private terrace. Between the bedrooms sits a neatly finished shower room, lined in white metro tiles with black tiled flooring and chrome fittings.

Upstairs, the plan opens into a full width reception room stretching across the front of the building. Two large sash windows draw in excellent natural light, while restored timber floorboards and soft neutral tones give the room a relaxed feel. There is ample space for separate seating and reading areas, with double doors connecting through to the kitchen and dining space at the rear. The kitchen has been designed with practicality in mind, fitted with grey cabinetry, proper oak worktops, integrated appliances and a Belfast sink positioned beneath the window overlooking the terrace. A glazed door opens directly outside, making the terrace feel like a natural extension of the room during warmer months.

A final staircase leads to the top floor, where a loft room and separate WC provide useful additional space, ideal for working from home, storage or occasional guest use.

## The Outdoors





To the rear of the apartment, the two private terraces have a notably peaceful outlook across mature trees and neighbouring gardens. Timber decking provides space for outdoor seating, planting and dining, while the elevated position gives the terrace a sense of privacy and separation from the street below.

### Loving The Location

Windsor Road is a quiet residential street, tucked away between Holloway Road and Hornsey Road in the Borough of Islington. The area is well-connected with plenty of excellent independent restaurants, pubs and shops. Local favourites include Fields, Provisions, Westerns Laundry and its sister restaurant Big Jo Bakery. Fiercely independent Fortress Road, bridging Tufnell Park and Kentish Town, is a 15-minute walk away. Highlights here include Diverse, Patron and Tabac Bar. The popular bars, restaurants and specialist food shops of Highbury and Upper Street are 35 minutes on foot, including local favourites Trullo, F.K.A.B.A.M and The Compton Arms.

The green spaces of Whittington Park, Tufnell Park Fields and Highbury Fields are easily reached on foot. The wide open spaces of Hampstead Heath, with its famous swimming ponds, are a 30-minute walk away. Transport links are easily reached with both Archway and Holloway tube stations a short walk away, plus Upper Holloway overground is nearby.

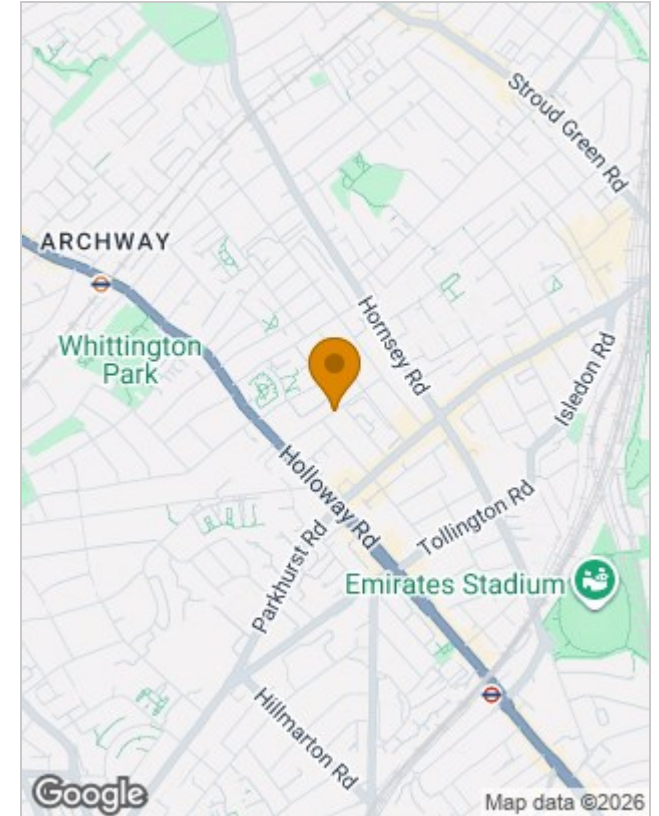




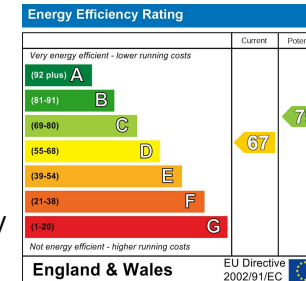
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Studio 74, Containerville 1 Emma Street, London, E2 9DT

Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>