

INIGO



Lion Apartments

NORTH ROAD, LONDON N7

SOLD

This charming two-bedroom apartment occupies the second floor of a handsome, Grade II-listed former inn between Camden, Holloway and Islington. Offering roughly 850 sq ft of lateral living space, each room in the apartment features double-height ceilings and classically arched sash windows. The calming interior is complemented by a spacious outdoor terrace with far-reaching views towards St Paul's Cathedral.

Setting the Scene

North Road is a wonderfully-connected part of London on the northeast corner of Caledonian Market. Listed as The Lion public house in 1855, the former inn was one of four taverns – The Lion, The Lamb, The Black Bull and The White Horse – known as the 'Pepper Pots', which provided popular pitstops for visitors to the Metropolitan Cattle Market. The pub ceased trading in 1963, and the building underwent a sympathetic restoration project in the early 2000s. For more information, please see the History section below.

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The Grand Tour

The Grade II-listed, four-storey building stands proudly alone on North Road. The façade of the upper floors is solid London brick, with rusticated Portland Stone quoins running up the four exposed corners. Window bays are rendered with decorative brackets and have not been altered since they were conceived.

The apartment is configured around a reception room with soaring ceiling heights; four beautiful sash windows provide dual-aspect views of the surrounding area. Currently arranged as a living and dining area, the room is flooded with light from its south-facing aspect and provides the perfect space for large-scale entertaining; hardwood flooring runs underfoot throughout the apartment.

Next to the reception room is a well-sized kitchen. Dark worktops and integrated cabinetry are illuminated by an arched window at one end of the room. Across the hallway is the family bathroom, decorated with ceramic wall and floor tiles. Here, there is a bath with an overhead shower, a basin and a WC.

To the rear of the apartment lies a spacious main bedroom with built-in wardrobes; a window at one end of the room casts a generous level of natural light across the room. A second bedroom, currently used as a guest room, sits next to the main bedroom and also has built-cupboards, high ceilings and an abundance of natural light.



The Great Outdoors

The main bedroom opens through glazed doors onto a large balcony. The space offers a tranquil setting for a morning coffee and alfresco entertaining in the summer months and has spectacular and far-reaching views across London; there is a vista directly to St Paul's Cathedral.

Out and About

The apartment is conveniently located a 20-minute walk from King's Cross, Camden and Kentish Town and is ideally situated for the plethora of shops, bars, and restaurants in each area. Granary Square at King's Cross is a short walk to the south, home to a wonderful public square, including restaurants such as Caravan, Vinoteca, Dishoom and Granger & Co.

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Nearby Caledonian Park has a café, woodland and meadow areas, community gardens and an orchard, offering a charming public space a stone's throw away from the apartment. Immediately to the southeast of Caledonian Park is Market Square Gardens, which provides a tranquil respite and retains many of its original 19th-century plane trees.

Lion Apartments is within reaching distance of Caledonian Road and Barnsbury Overground stations. King's Cross Station is also close by, providing railway connections nationwide and served by Hammersmith & City, Circle, Victoria, Northern, Piccadilly and Metropolitan underground lines. St Pancras International station provides Eurostar connections to Paris and Brussels.

Tenure: Share of Freehold

Underlying Lease Length: approx. 100 years remaining

Service Charge: approx. £600 pa

Ground Rent: approx. £200 pa

Council Tax Band: D

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.