

# hotblack desiato

ESTATE AGENTS

LUCERNE ROAD, N5 1TZ

£1,825,000



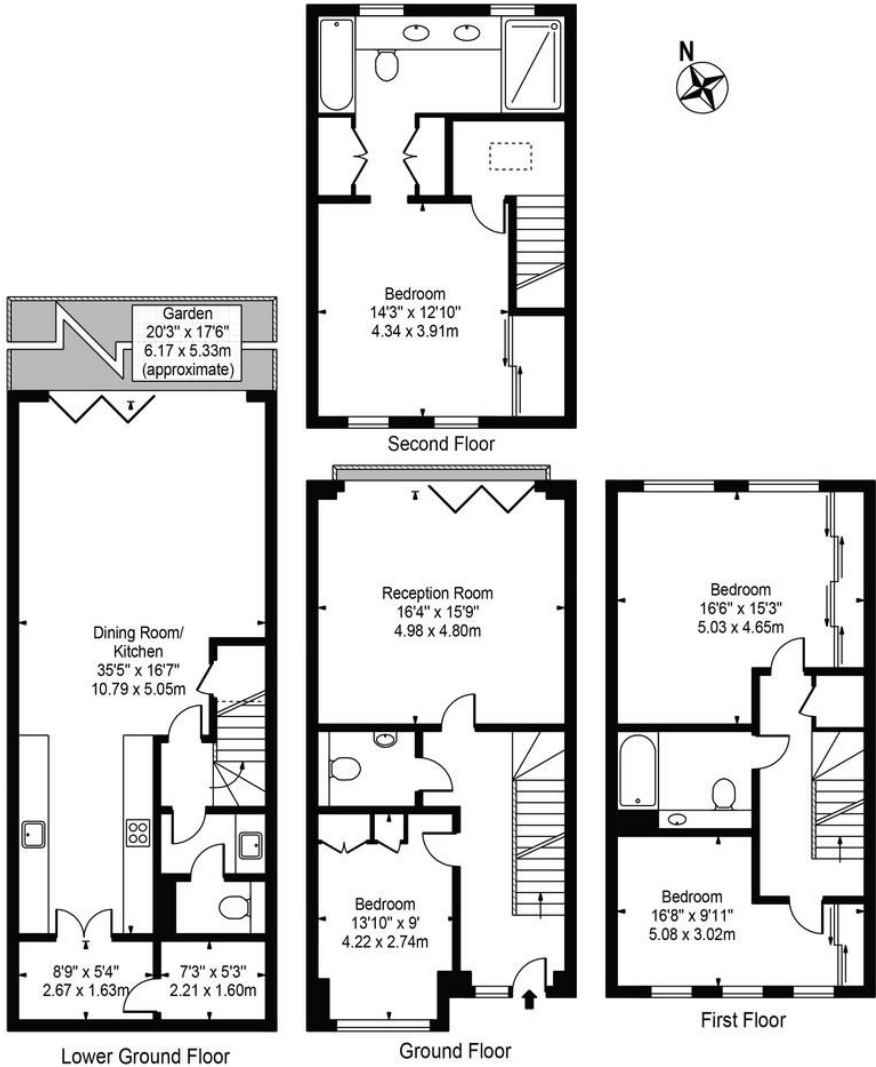
This substantial four bedroom family home is designed for convenient modern living. Buyers tend to say they want 'Light, airy and spacious' - look no further. On the top floor is an opulent master suite with en suite four piece bathroom and dressing area complementing the large double bedroom. The floor below has a further two bedrooms and bathroom. The ground floor has another bedroom and bathroom, with 'adult's sitting room' to the rear, and the heart of the house is a cavernous 35' family room at the bottom, with full utility areas and w/c. There is underfloor heating throughout and a secure off road parking space as well as 24 hour portorage. Piccadilly, Victoria and Overground lines are all within walking distance.

- MID TERRACED HOUSE
- FOUR BEDROOMS
- THREE BATHROOMS
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- GARDEN
- Freehold
- Service Charge: £ 2600
- Council Tax: £2,252 (Band G)
- Approx. Sq Ft: 2223
- Rental Estimate: £1200 Per Week



# Lucerne Road

Approx. Gross Internal Area 2223 Sq Ft - 206.52 Sq M

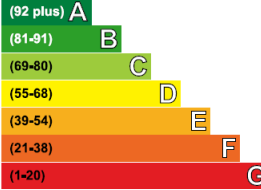


For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
83	88



## TRANSPORT LINKS

Highbury and Islington (Victoria and Overground) is a 1 mile away

Arsenal (Piccadilly) is 0.4 miles away

Numerous buses run nearby including the 19, 263, 4, 236

**Islington Office**  
314 Upper Street  
London N1 2XQ

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- 1) these sales particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact, and
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