

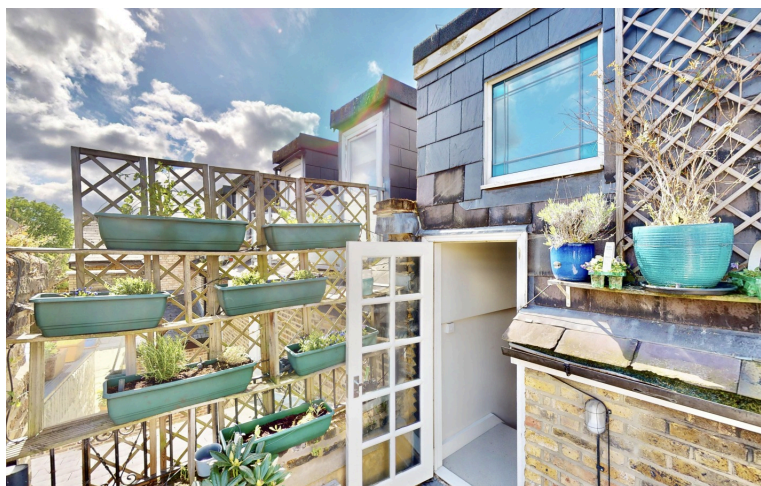


26c Lancaster Road, N4

Asking Price £775,000

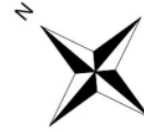
Spacious duplex three bedroom split level flat with a wonderful roof terrace in an impressive period house in a popular residential road. Property benefits from spacious open plan kitchen/reception room, modern bathroom with shower and large windows allow for plenty of light. Finished to an excellent standard throughout. Ideally located in the heart of Stroud Green moments from the popular local amenities and transport links at Finsbury Park station and Harringay station a short walk. Close proximity of the well regarded St Aiden's Primary School and greenspaces of The Parland Walk and Finsbury Park a short walk.

Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
stroudgreen@hobarts.co.uk
www.hobartsproperty.co.uk
442083429000



- Three bedroom
- Open plan kitchen and reception
- Modern bathroom
- Harringay and Crouch Hill over ground short walk

- Split Level
- Roof terrace with fabulous views
- Transport links at Finsbury Park tube
- Local amenities and shops Stroud Green and Crouch End Broadway



GROSS INTERNAL
 FLOOR AREA 84 SQ M / 900 SQ FT
 EXCLUDED AREAS: BALCONY 6 SQ M / 67 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60	75
EU Directive 2002/91/EC			

Address: 26c Lancaster Road, N4

Tenure:

Share of Freehold

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

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Green, London, N4 4DS

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These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.