

# Your local property experts

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You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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*transparent*

Quotes taken from independent Google reviews 2006 to 2016



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**Lorne Road, London N4**

**£700,000** FOR SALE

Flat - Garden

2 1 1



# Lorne Road, London N4

£700,000

## Description

SHARE OF FREEHOLD. A stunning bright and spacious two bedroom ground floor garden flat located in a Victorian house on a hugely desirable quiet residential road in the heart of Stroud Green. The property is offered in beautiful condition throughout having been well maintained by its current owner and recently decorated, retaining many original Victorian features including fireplace, sash windows and decorative coving. The property comprises a large reception room with through-access to open plan kitchen diner, two double bedrooms, and a modern bathroom with both bath and shower facilities. Also benefits from a beautiful PRIVATE SOUTH FACING GARDEN.

The property is located within a couple of minutes' walk to Stroud Green Road, and a further short walk to Finsbury Park tube and train station. Local residents have a large choice of local amenities with Stroud Green, Finsbury Park, and Crouch End all within close proximity. The green spaces of Parkland Walk and Finsbury Park are also within walking distance.

## Key Features

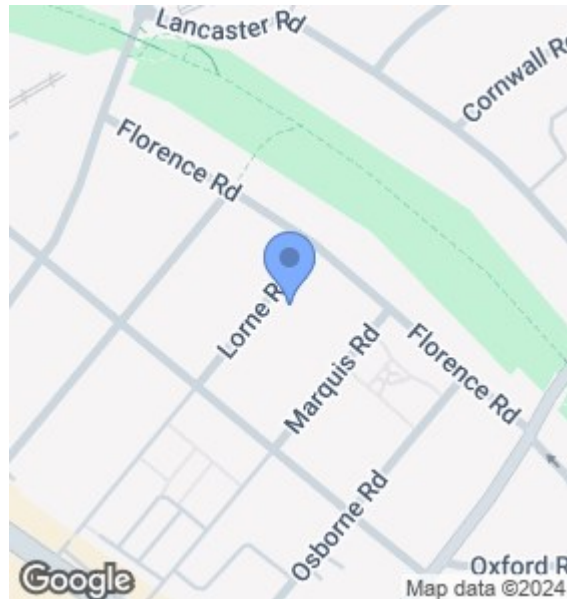
- Beautiful Victorian conversion
- Share of freehold
- South facing rear garden
- Short walk to Stroud Green Road
- Short walk to Finsbury Park tube and train station

## Tenure

Lease Expires  
Ground Rent  
Service Charge  
Local Authority  
Council Tax

## Share of Freehold

to be confirmed  
to be confirmed  
to be confirmed



## Floorplan

### Lorne Road

Approx. Gross Internal Area 938 Sq Ft - 87.1 Sq M

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For Illustrational Purposes Only - Not To Scale  
ipaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.