

# Your local property experts

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

Quotes taken from independent  
Google reviews 2006 to 2016



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**Lambton Road, N19**

**£1,700** FOR SALE

*Not specified*

1 1 2



# Lambton Road, N19

£1,700 Per

## Description

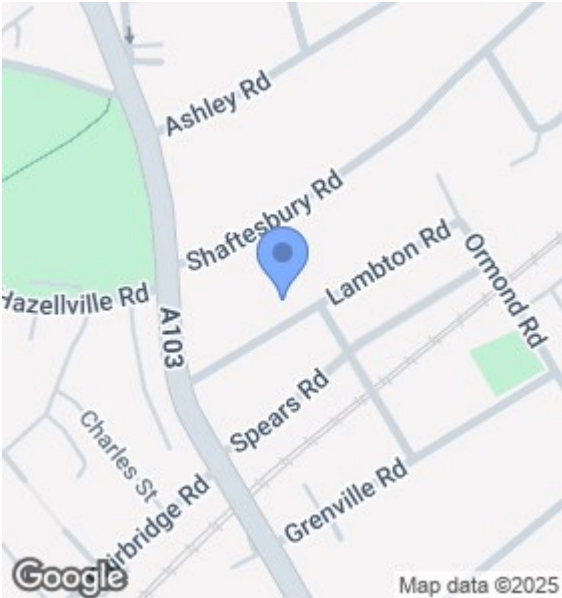
A one bedroom maisonette set in a converted period house and situated on a quiet residential road. The property comprises open plan reception room with contemporary integrated kitchen, a modern shower room, a double bedroom and lovely private PATIO GARDEN. The flat also features double glazing, gas central heating and real wood flooring. Property to be painted for new tenants.

Lambton Road is a desirable residential road, is within walking distance of the amenities on both Crouch End Broadway and Stroud Green. The property is also well placed to the transport links of Finsbury Park and Crouch Hill stations.

## Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Islington
Local Authority	C
Council Tax	

## Floorplan



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & 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.