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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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Lausanne Road, Hornsey N8

£350,000 FOR SALE

Flat - Conversion

2 1 1



Lausanne Road, Hornsey N8 £350,000

Description

Stylish Two-Bedroom First-Floor Flat in Prime N8 Location – Chain Free

Nestled in a charming period conversion on a quiet residential street in the heart of Hornsey (N8), this beautifully presented first-floor flat offers a perfect blend of character and contemporary living. Boasting two well-proportioned bedrooms, a bright and spacious reception room, and a modern fitted kitchen, the property is ideal for first-time buyers, downsizers, or investors alike.

Key features include:

Key Features

- Tenure**

Lease Expires

Ground Rent

Service Charge

Local Authority

Council Tax
- Share of Freehold to be confirmed

to be confirmed

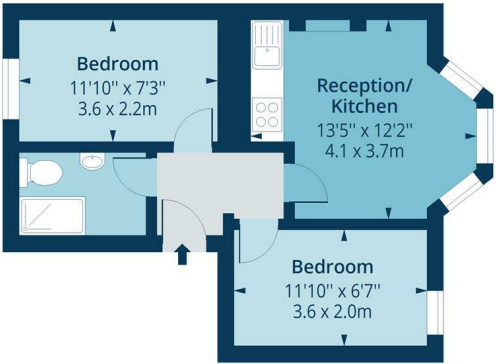
to be confirmed



Floorplan

Lausanne Road, N8

Approx. Gross Internal Area 404 Sq Ft - 37.53 Sq M



First Floor

Floor Area 404 Sq Ft - 37.53 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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.