



Lambton Road, N19 3QJ

Guide Price £650,000
Share of Freehold



Lambton Road N19

Presenting this wonderful ground floor flat with three versatile bedrooms and a private rear garden, nestled in a peaceful residential area between Finsbury Park and Archway.

Accessible through a well-maintained communal hallway on the ground floor, this flat welcomes you with a central corridor; seamless wooden flooring throughout enhances the overall aesthetic and creates a harmonious flow within the flat. To the front, you'll find a generously sized double bedroom adorned with built-in wardrobes in the alcoves and fitted shelving above a decorative mantelpiece, offering ample storage. A large sash window, along with picture and dado rail, adds to the period charm. Next door, a tastefully designed three-piece bathroom suite, featuring a shower/bath combination, a low-level WC, and a hand wash basin with vanity storage both above and below, as well as large, heated towel rail.

Continuing down the hallway, you'll discover another bedroom, boasting fantastic built-in storage solutions. This room overlooks a little courtyard, providing a tranquil view. Additionally, there is a useful study/bedroom that offers built-in shelving and desk area, with the added benefit of direct access to the courtyard. Tucked away within the hallway, there's further storage in an understairs cupboard.

To the rear, a spacious open-plan reception and kitchen, equipped with a range of wall and base units, providing ample storage space for all your culinary needs. It is also fitted with a hob, oven, dishwasher, and a large freestanding fridge/freezer, ensuring convenience and functionality. The open-plan layout allows for both living and dining areas, creating a functional space that can be tailored to your lifestyle.

Bi-fold doors lead out to the private rear garden, not only flooding the space with natural light but also seamlessly connecting the indoor and outdoor areas, perfect for entertaining or simply enjoying the fresh air. In the garden you'll discover a delightful outdoor oasis that combines functionality and relaxation, the garden is sectioned into a low maintenance patio area providing a perfect space for al fresco dining or entertaining guests. A lush lawn area adds a touch of green and offers a blank canvas for gardening enthusiasts to add their personal touch with colourful flower beds or potted plants. Towards the rear of the garden you'll find a raised decking area, which not only enhances the visual appeal but also provides an additional space for relaxation and entertainment, a storage shed adds a touch of practicality.

Lambton Road is located close to the amenities of vibrant Stroud Green, Crouch End and Archway offering a variety of shops, supermarkets, cafes, and restaurants, catering to diverse tastes and preferences. There's great connectivity to central London and other parts of the city as the property is served by several bus routes and within easy reach of Crouch Hill Overground, Archway (Northern Line) and Finsbury Park stations (Piccadilly & Victoria lines, Thameslink, and National Rail services). For those who enjoy outdoor activities, Lambton Road is close to several green spaces, Elthorne Park is right on your doorstep and the nature reserve Parkland Walk only a short stroll away.

Share of Freehold | Three versatile bedrooms | Large, private rear garden | Open plan kitchen/reception room | Three-piece bathroom suite | In great decorative order throughout | 657 SQFT – 61 SQ M | Great storage | Quiet, yet convenient location to amenities and transport links







Lambton Road, N19

Approximate Gross Internal Area = 657 sq ft / 61.0 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m
Total = 663 sq ft / 61.6 sq m

DAVID ANDREW

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Energy Efficiency Rating

	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agent's Note:
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1029619)

