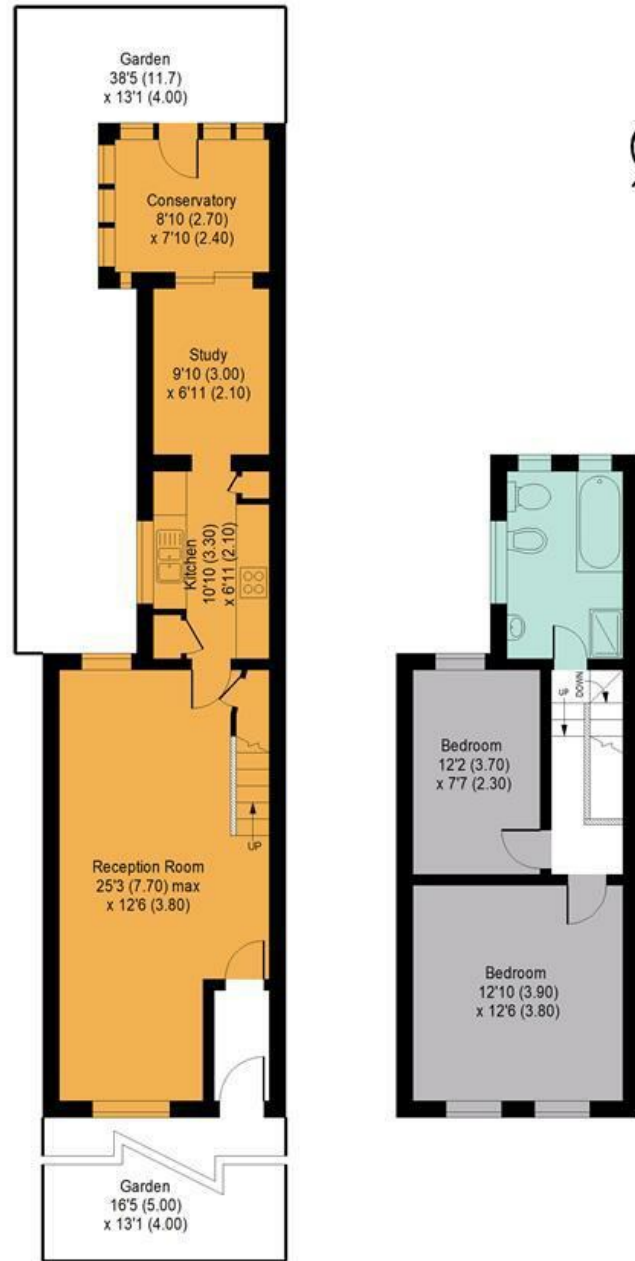




Lambton Road N19

APPROX. GROSS INTERNAL FLOOR AREA 955 SQ FT / 88.72 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



DAVIES & DAVIES ESTATE AGENTS

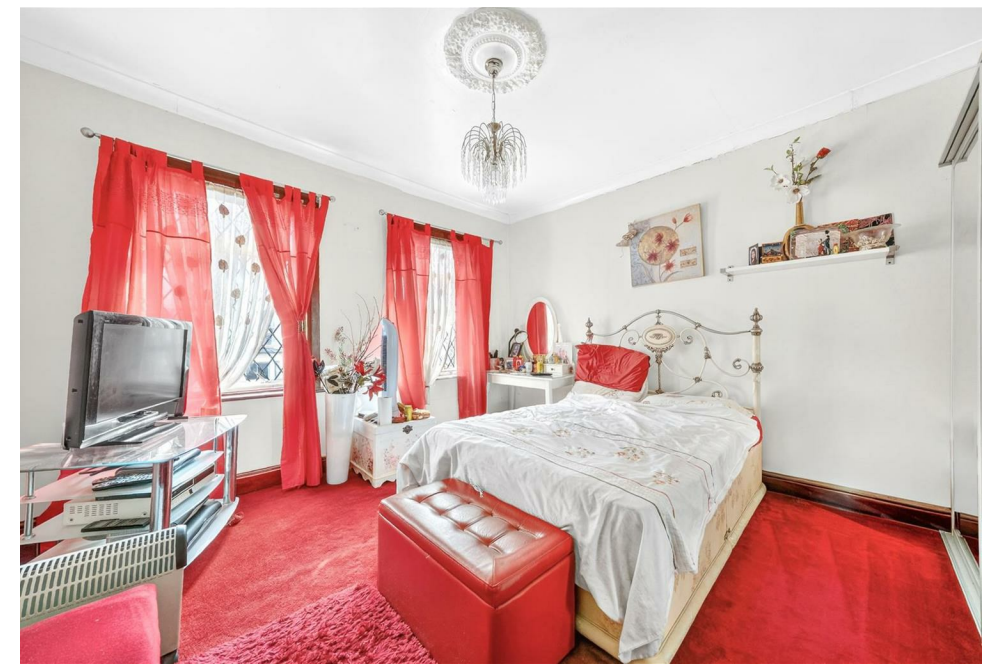
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

LAMBTON ROAD

2 BEDROOM | 1 BATHROOM | HOUSE - DETACHED



MATERIAL INFORMATION:

- > FREEHOLD
- > PRIVATE GRADEN (REAR AND FRONT)
- > EPC: D
- > COUNCIL TAX BAND: E

KEY FEATURES

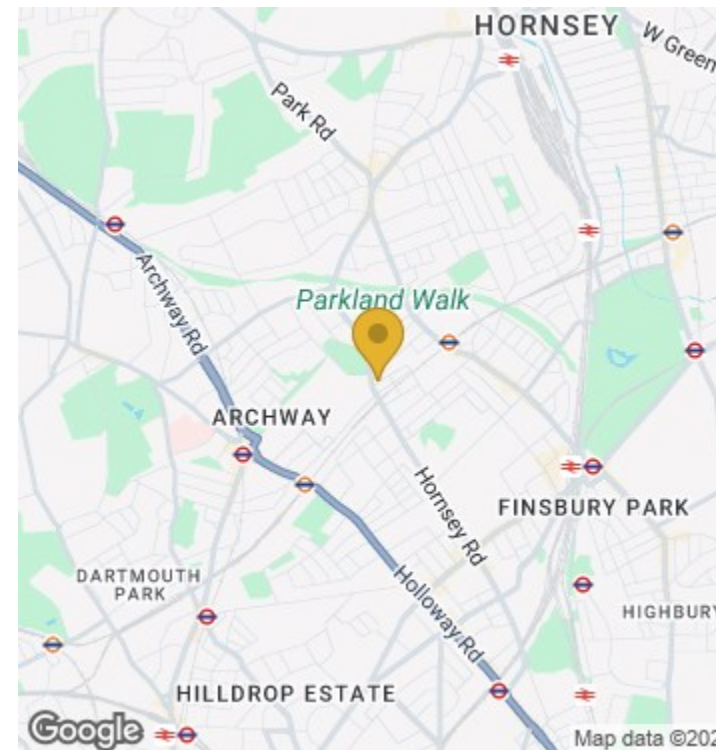
- SEMI-DETACHED TWO BEDROOM
- POTENTIAL FOR REAR AND SIDE EXTENTIONS
- FREEHOLD
- FRONT AND REAR GARDENS
- LARGE LOFT SPACE
- CLOSE TO CROUCH HILL OVERLAND AND ARCHWAY STATION

**YOURS FOR
£825,000**

Davies & Davies are delighted to present this charming two-bedroom period house located on the highly sought-after Lambton Road, positioned perfectly between Crouch Hill, Stroud Green and Archway.

A rare opportunity to acquire a characterful home in a prime North London location with significant potential to extend and add value.

**SEE MORE
PROPERTIES
ONLINE**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

