

# 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.

Call **020 8342 9444** to speak to one of our friendly team.

*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

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# Lausanne Road, Hornsey N8

£350,000

## Description

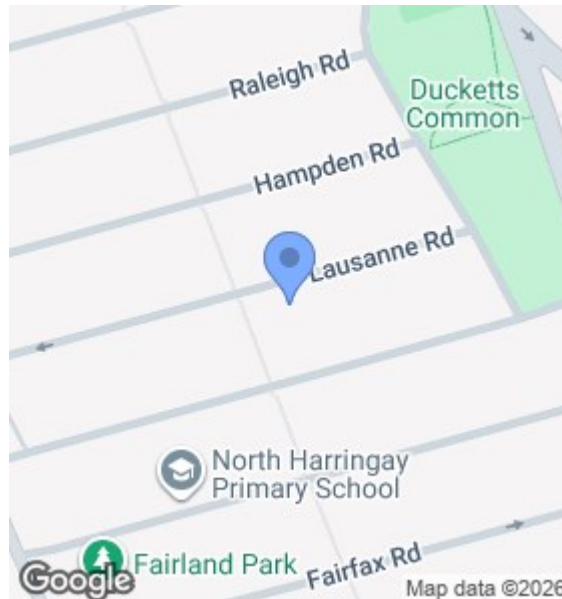
Stylish Two-Bedroom First-Floor Flat in Prime N8 Location - Chain Free

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

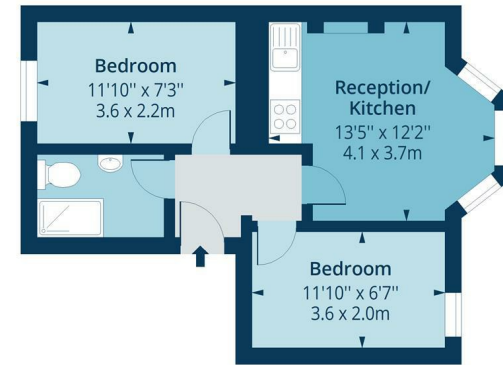
- Tenure Share of Freehold
- Lease Expires to be confirmed
- Ground Rent to be confirmed
- Service Charge to be confirmed
- Local Authority Council Tax



## 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.