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trustworthy
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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, N8

£425,000 FOR SALE

Flat - Conversion

2 1 1



Lausanne Road, N8

£425,000

Description

Stylish Two-Bedroom Flat in Prime N8 Location

Set on the second floor of a charming period conversion, this well-presented two-bedroom flat offers bright and spacious living in the heart of Hornsey, N8. The property features two generously sized bedrooms, a contemporary open-plan kitchen and living area, and a modern bathroom, making it ideal for first-time buyers, professionals, or investors.

Located moments from the vibrant amenities of Crouch End and excellent transport links including Hornsey Station and Turnpike Lane Underground, this flat combines comfort and convenience in a sought-after North London postcode.

Key Features

- Tenure

Lease Expires

Ground Rent

Service Charge

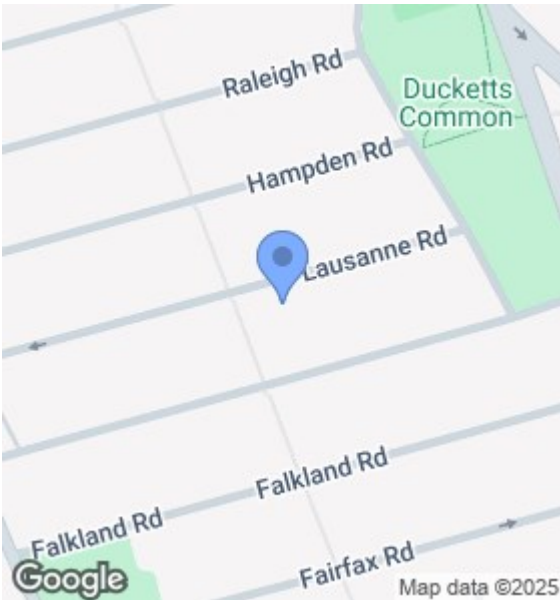
Local Authority

Council Tax
- Share of Freehold

to be confirmed

to be confirmed

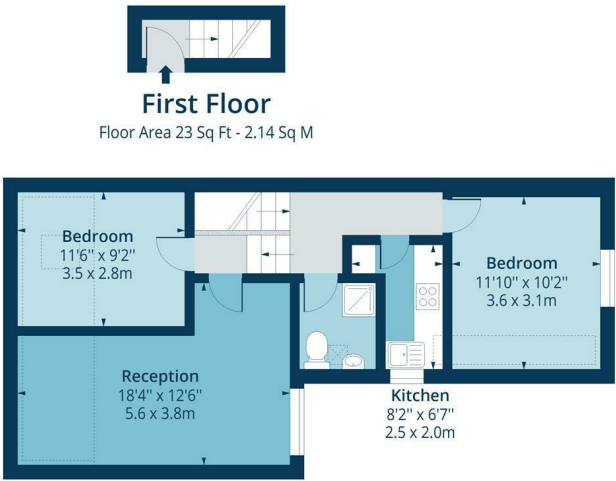
to be confirmed



Floorplan

Lausanne Road, N8

Approx. Gross Internal Area 511 Sq Ft - 47.47 Sq M



First Floor
Floor Area 23 Sq Ft - 2.14 Sq M

Second Floor

Floor Area 488 Sq Ft - 45.34 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.

ipaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(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.