



LAUSANNE ROAD, N8

**£1,050,000 FREEHOLD -UNDER OFFER**

## A FOUR BEDROOM VICTORIAN HOUSE

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## DESCRIPTION:

Set behind a handsome Victorian façade, this four-bedroom terrace has been thoughtfully reworked by the current owners to create a characterful and spacious home, blending original features with a smart interior finish.

Accommodation extends to 1558 square feet across three floors. At the front, a landscaped front garden leads up to the original front door and into a welcoming hallway. To the left, the first reception room is a real standout, with high ceilings, original mouldings, a cast-iron fireplace, wide timber floorboards, and a sash bay window pulling in loads of light. Above, a clever mezzanine level has been built in, giving the room an extra dimension.

Just behind, a second reception room runs the full width of the house and is currently used as a relaxed living space. From here, double doors lead through to a brilliant open-plan kitchen and dining area, where full-height bi-fold doors stretch across the back and open onto a beautifully established 60-foot garden—

perfect for summer evenings and weekend hangouts.

Upstairs, the first floor plays host to a generous main bedroom at the front, complete with bay window, stripped and painted floorboards, and a period fireplace. This room also benefits from its own en-suite shower room. There's another spacious double room on this level and a family bathroom tucked in at the back. Up again, the top floor has two further doubles overlooking the garden and access to a loft space which, subject to the usual consents, could be converted into a fifth bedroom.

Lausanne Road is ideally placed for excellent transport links, being equidistant by 8-9 minute walk from both Turnpike Lane Underground and Bus Station (Piccadilly Line) and Hornsey Station (Great Northern Line) for frequent trains to Kings Cross or Moorgate (20 min). It is in the catchment area for North Harringay School, a popular school amongst local residents with a good OFSTED rating. There are a wide selection of activities

and community groups nearby and many large green spaces including Alexandra Palace are within easy reach.





Lausanne Road, N8  
Approx. Gross Internal Floor Area 1578 sq. ft / 146.64 sq. m (Including Eaves)  
Approx. Gross Internal Floor Area 1558 sq. ft / 144.70 sq. m (Excluding Eaves)



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are shown as indicated and do not constitute any warranty or representation by the seller, their agent or agent. Any intended or future modifications to the property or other works as shown on the plan are shown as indicated in these plans. This plan is for illustration purposes only and should be used in conjunction with any prospective purchases.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.