

LAUSANNE ROAD, N8
£700,000 LEASEHOLD

A THREE BEDROOM DUPLEX APARTMENT.

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DESCRIPTION:

Chain Free. Spread across the top two floors of a handsome Victorian house, this three-bedroom flat has been cleverly reconfigured to create a sociable and inviting home with thoughtful design throughout.

Stepping up into the flat, a spacious entrance hall provides access to all principal rooms.

At the front, the reception space has been opened up to form an impressive kitchen, living and dining area. Flooded with natural light from a large bay window, the room is finished in a modern style with a beautiful feature fireplace and a built-in window seat.

A wall between the original reception and bedroom has been removed to create a generous open-plan kitchen, complete with bespoke grey cabinetry, a tiled floor and a classic butler sink. There's plenty of

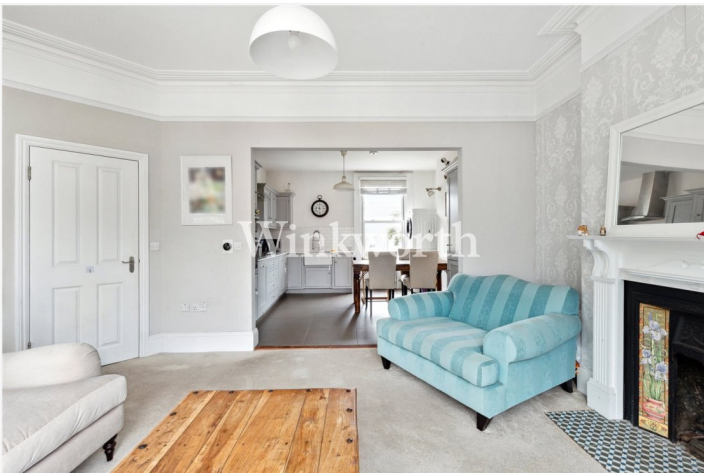
storage and worktop space for keen cooks and busy households, along with room for a dining table. Whether hosting or enjoying a quiet night in, the layout works effortlessly for both everyday life and entertaining.

Also on this level are two bedrooms. One is currently used as a walk-in wardrobe, though could easily serve as a spacious single bedroom. The other looks out over the terrace at the back. A stylish modern bathroom completes this floor.

Upstairs, the loft has been converted to provide a further double bedroom with an en suite shower room. There's excellent storage in the eaves, and full planning permission and building control approval were previously granted for a roof terrace. Though the consent has now lapsed, the precedent is there should the next owners wish to reapply.

Lausanne Road is part of the ever-popular Harringay Ladder, a lively community made up of Victorian terraces and an ever-growing collection of independent cafés, shops and restaurants along nearby Green Lanes.

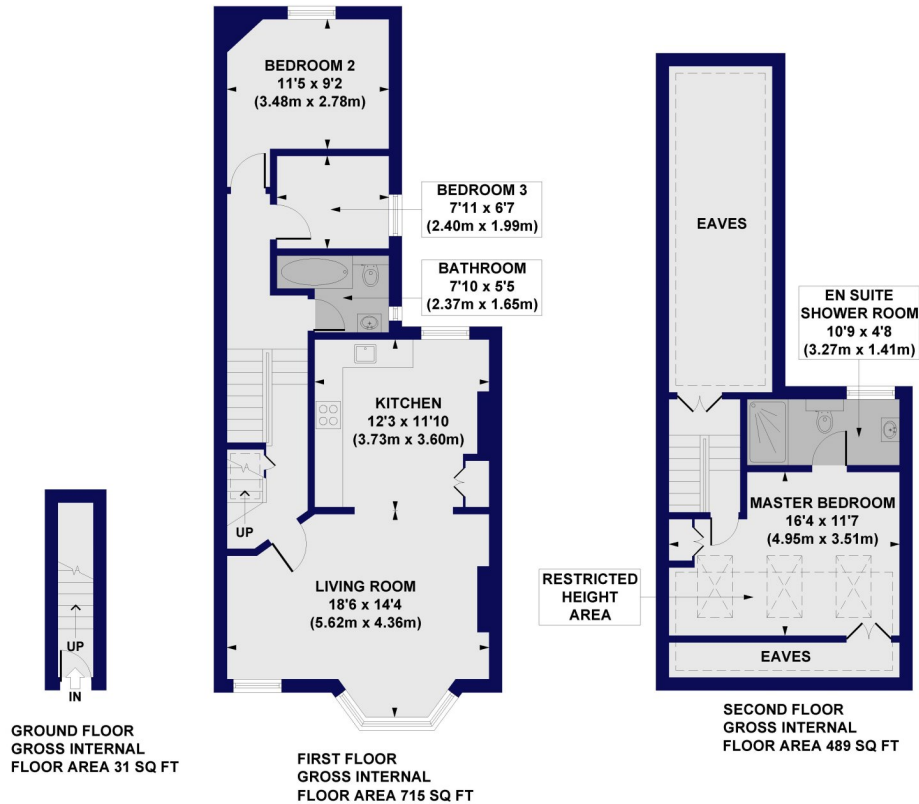
Transport links are excellent, with Turnpike Lane station for the Piccadilly line and Hornsey station for mainline services both within easy walking distance. North Harringay Primary School, rated Good by Ofsted, is just up the road, and green space is close at hand with Fairland Park and Ducketts Common practically on the doorstep, and Downhills Park, Finsbury Park and Alexandra Palace also nearby.



Lausanne Road, N8

Approx. Gross Internal Floor Area 1235 sq. ft / 114.74 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 944 sq. ft / 87.68 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

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	65 D	72 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

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.