



LAUSANNE ROAD, N8
£500,000 LEASEHOLD

A TWO BEDROOM FIRST FLOOR FLAT WITH PRIVATE PART OF GARDEN.

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DESCRIPTION:

This delightful two-bedroom first floor maisonette offers a comfortable living space, complemented by the luxury of a share of garden and its own entrance.

Upon entering through your private front door, a welcoming hallway guides you to all areas of the home. At the front, the spacious reception room is bathed in natural light streaming through its large bay window.

Continuing along the hallway, you'll find a separate modern kitchen, generously sized and ideal for both cooking and dining.

The flat boasts two well-proportioned bedrooms, with the larger one overlooking the serene garden at the rear. A family bathroom, complete with a bathtub and shower attachments, completes the accommodation.

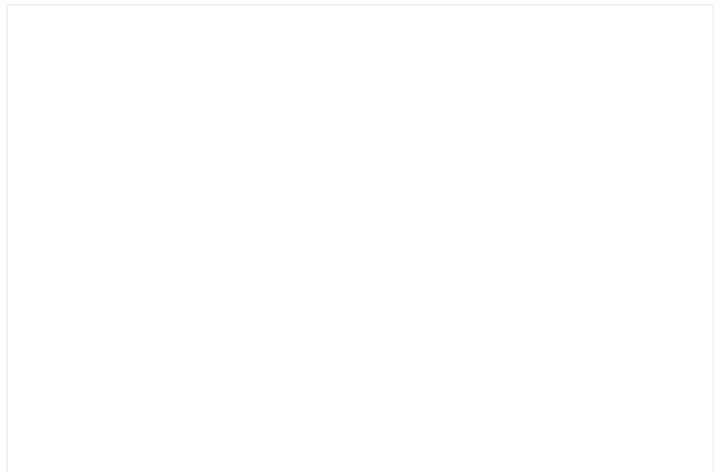
Back downstairs, a rear gate provides access to the shared garden, offering potential for customization to suit your preferences. The current owner of the first floor has always shared the garden space harmoniously with the ground floor occupants.

Nestled in the highly sought-after Harringay Ladder, this property enjoys a peaceful location within a vibrant community. Nearby, an array of independent shops,

cafes, and restaurants line Green Lanes, enhancing the neighbourhood's appeal.

Convenient transport links are within easy reach, with Turnpike Lane Station (Piccadilly Line) and Hornsey Station (Great Northern Line) just an 8–9-minute walk away. North Harringay School, renowned for its quality education, is situated within the catchment area.

For recreation and leisure, residents can explore the numerous community groups and activities available nearby, while vast green spaces like Alexandra Palace offer opportunities for outdoor enjoyment and relaxation.



Lausanne Road, N8
Approx. Gross Internal Floor Area 734 sq. ft / 68.22 sq. m



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.

- Tenure:** To be advised
- Term:** Expires -
- 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	