

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

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



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Lorne Road, London N4

£725,000 FOR SALE

Flat - Garden

2 1 1



Lorne Road, London N4

£725,000

Description

SHARE OF FREEHOLD. A stunning bright and spacious two bedroom ground floor garden flat located in a Victorian house on a hugely desirable quiet residential road in the heart of Stroud Green. The property is offered in beautiful condition throughout having been well maintained by its current owner and recently decorated, retaining many original Victorian features including fireplace, sash windows and decorative coving. The property comprises a large reception room with through-access to open plan kitchen diner, two double bedrooms, and a modern bathroom with both bath and shower facilities. Also benefits from a beautiful PRIVATE SOUTH FACING GARDEN.

The property is located within a couple of minutes' walk to Stroud Green Road, and a further short walk to Finsbury Park tube and train station. Local residents have a large choice of local amenities with Stroud Green, Finsbury Park, and Crouch End all within close proximity. The green spaces of Parkland Walk and Finsbury Park are also within walking distance.

Key Features

- Beautiful Victorian conversion
- Share of freehold
- South facing rear garden
- Short walk to Stroud Green Road
- Short walk to Finsbury Park tube and train station

Tenure

Lease Expires

Ground Rent

Service Charge

Local Authority

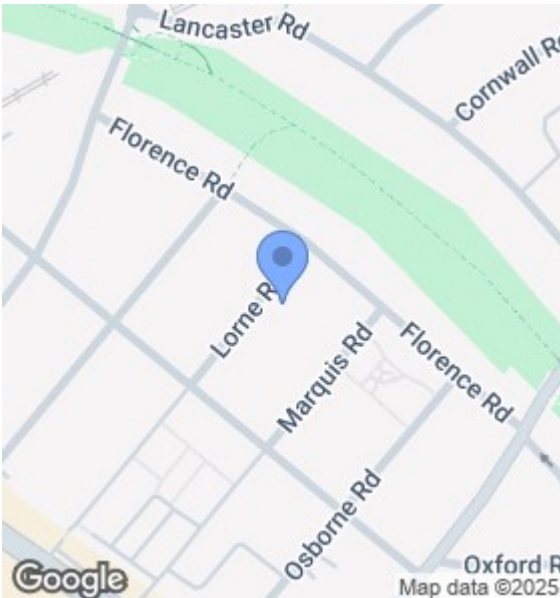
Council Tax

Share of Freehold

to be confirmed

to be confirmed

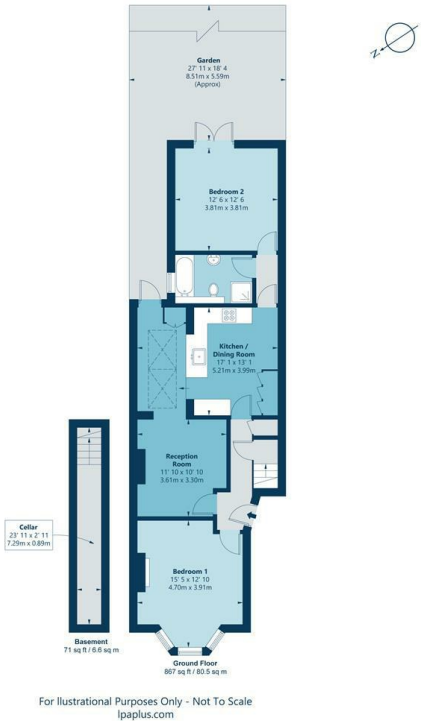
to be confirmed



Floorplan

Lorne Road

Approx. Gross Internal Area 938 Sq Ft - 87.1 Sq M



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.