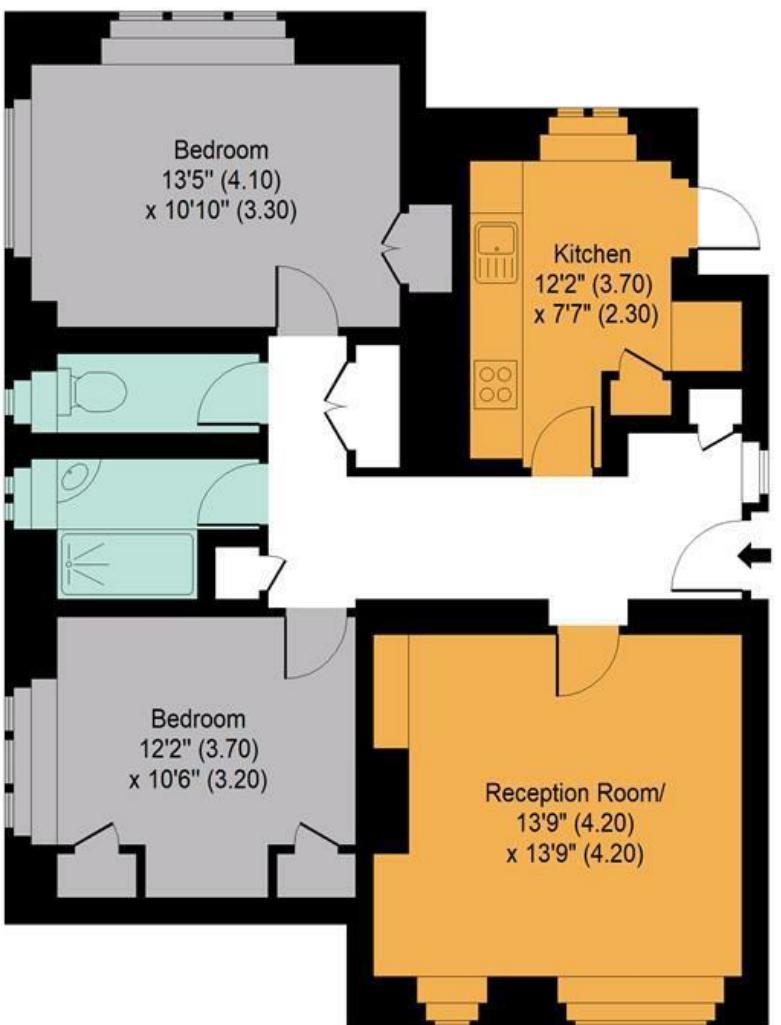




## Lawson Court, N4

APPROX. GROSS INTERNAL FLOOR AREA 848 SQ FT / 78.8 SQ M



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basic of valuation.

**DAVIES & DAVIES ESTATE AGENTS**

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)



**LORNE ROAD**

2 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

- > LEASE: 90 YEARS
- > GROUND RENT: £10 PER ANNUM
- > COUNCIL BAND: C
- > SERVICE CHARGE: £1968 PER ANNUM

## KEY FEATURES

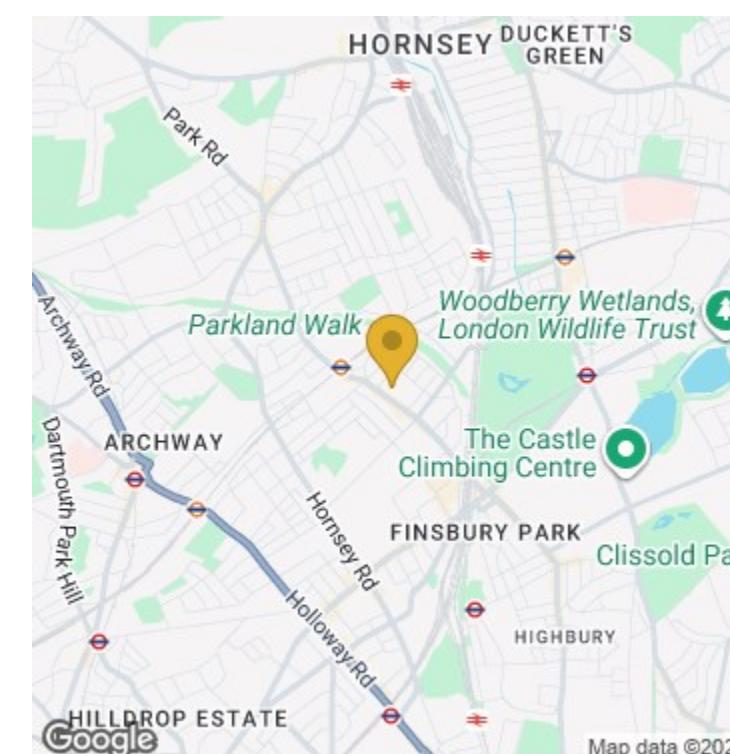
- BRIGHT & SPACIOUS RECEPTION ROOM
- SEPARATE FITTED KITCHEN
- TWO GOOD-SIZED BEDROOMS
- MODERN BATHROOM
- PURPOSE-BUILT BLOCK, WELL MAINTAINED
- EXCELLENT TRANSPORT LINKS AT FINSBURY PARK

YOURS FOR  
£450,000

Located on the ground floor of a well maintained purpose-built block, this two bedroom apartment on Lorne Road offers a spacious and practical home in excellent condition, set within a highly convenient North London location.

Perfectly placed between Finsbury Park, Stroud Green and Crouch End, the apartment benefits from a wealth of local cafés, restaurants and shops, alongside superb transport links via Finsbury Park Station, connecting you to the Victoria, Piccadilly and National Rail services.

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PROPERTIES  
ONLINE



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			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

BEDROOMS: 2  
 BATHROOMS: 1  
 RECEPTIONS: 1

The Property Ombudsman  
 naea propertymark  
PROTECTED