



Lorne Road

APPROX. GROSS INTERNAL FLOOR AREA 1050 SQ FT / 97.6 SQ M



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 basis of valuation.



DAVIES & DAVIES ESTATE AGENTS

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LORNE ROAD

3 BEDROOM | 1 BATHROOM | NOT SPECIFIED



MATERIAL INFORMATION:

> EPC D

> COUNCIL TAX E

> LEASEHOLD 189 YEARS FROM 1983

> SERVICE CHARGE: AD HOC

> GROUND RENT: PEPPERCORN

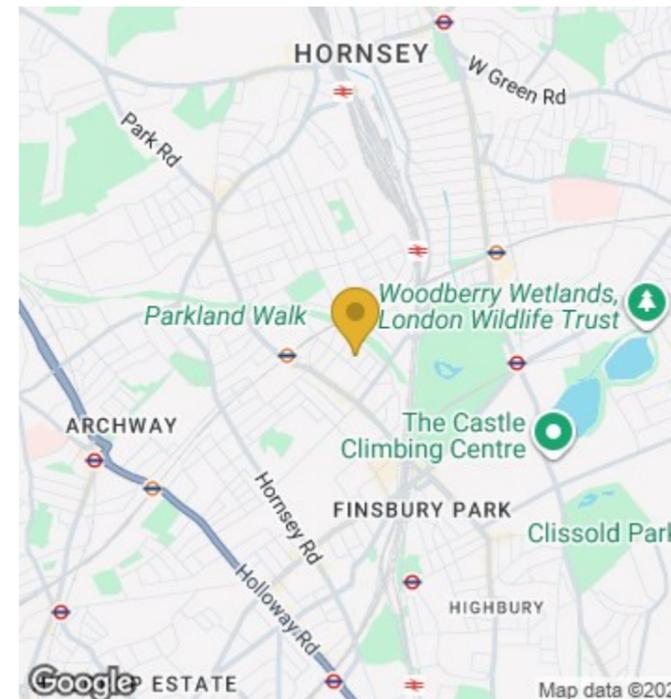
KEY FEATURES

- THREE BEDROOMS
- LIGHT FILLED
- OPEN PLAN LIVING FLOOR
- OFFERED CHAIN FREE
- ATTRACTIVE DECOR
- 0.6 MILES FROM FINSBURY PARK STATION

YOURS FOR
£700,000

It is located in a quiet street in the heart of Stroud Green, just moments from a range of transport links, excellent nurseries and schools, a vibrant high street, the Parkland Walk and one of London's best loved parks. Residing 0.6 miles from Finsbury Park Station and 0.4 miles from Ofsted-rated "Outstanding" St Aidan's Primary School, the work and school commute will be a gloriously easy affair.

SEE MORE
PROPERTIES
ONLINE



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 65 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

- BEDROOMS: 3
- BATHROOMS: 1
- RECEPTIONS: 1

