



LAUSANNE ROAD, N8  
**£450,000 SHARE OF FREEHOLD – UNDER OFFER**

## A TWO BEDROOM FIRST FLOOR FLAT.

Harringay | 020 8800 5151 | [harringay@winkworth.co.uk](mailto:harringay@winkworth.co.uk)





## DESCRIPTION:

Providing 577 sq. ft of living accommodation over one light filled level, this first floor apartment really does make the perfect home within this increasingly popular neighbourhood.

Internally the property provides great space and clever design throughout, with plenty of character and high ceilings that give the apartment a spacious and airy feel. The reception room, which is positioned at the front of the property is of a good size and sits adjacent to the modern kitchen. Connecting the two spaces is a service hatch, meaning you are never too far away from guests.

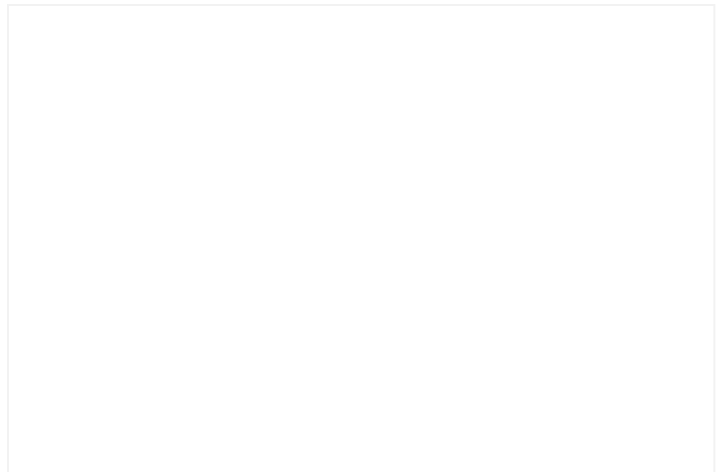
The property also benefits from two, good sized bedrooms and a modern family bathroom.

The property is peacefully located on the highly regarded Harringay Ladder, formed by a collection of twenty Victorian built terrace streets. A friendly community has blossomed here, and a burgeoning selection of independent shops, cafes and restaurants have recently appeared along Green Lanes.

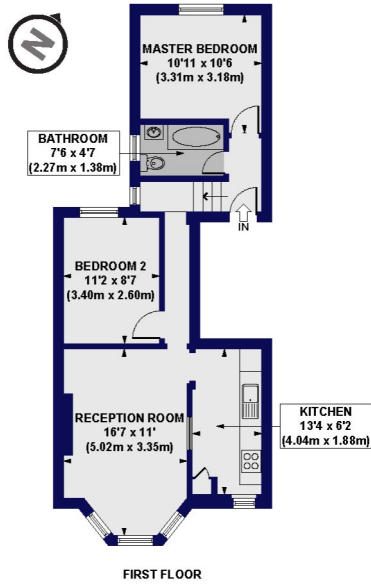
Lausanne Road is ideally placed for excellent transport links, being equidistant by 7-9 minute walk from both Turnpike Lane Station(Piccadilly Line) and

Hornsey Station (Great Northern Line) for frequent trains to Kings Cross or Moorgate(20 min). It is in the catchment area for North Harringay School, a popular school amongst local residents with a good OFSTED rating. There are endless activities and community groups nearby for those with young families and many large green spaces including Alexandra Palace are within easy reach.

Please contact the Sales department at Winkworth Harringay office to arrange an appointment to view 020 8800 5151-harringay@winkworth.co.uk



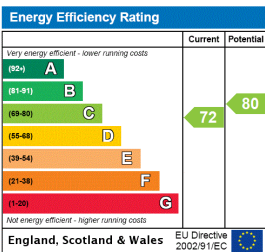
Lausanne Road, N8  
 Approx. Gross Internal Floor Area 577 sq. ft / 53.59 sq. m



All measurements of walls, doors, windows, fittings and appliances, throughout the specification, are given in the metric system and do not constitute any warranty or representation by the seller, their agent or EPC Provider. Any discrepancies between the metric and imperial measurements given here as to the contents of the information contained in these plans, shall prevail for illustrative purposes only and should be verified shortly after prospective purchases.



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:** Share of Freehold  
**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.