



Fabulous five bedroom house offered for sale in this popular residential road close to Finsbury Park. Beautiful period features and quality fittings. Property comprises of double reception with inter connecting doors, large kitchen diner with access to pretty garden, four double bedrooms plus one small double room, large family bathroom, separate shower room, utility room, ground floor wc and cellar. Close to Finsbury Park transport connections and shops and restaurants on Stroud Green Road.

Lancaster Road, London, N4 4PR

Reduced ! £1,350,000 Freehold

HOBARTS ESTATE AGENTS

23 Ferme Park Road, Stroud Green, London, N4 4DS

stroudgreen@hobarts.co.uk

www.hobarts.co.uk

0208 342 9000



- Beautiful period house
- Double reception rooms
- Large bathroom with separate shower room
- Cellar
- Wealth of shops and amenities in Finsbury Park and Green Lanes

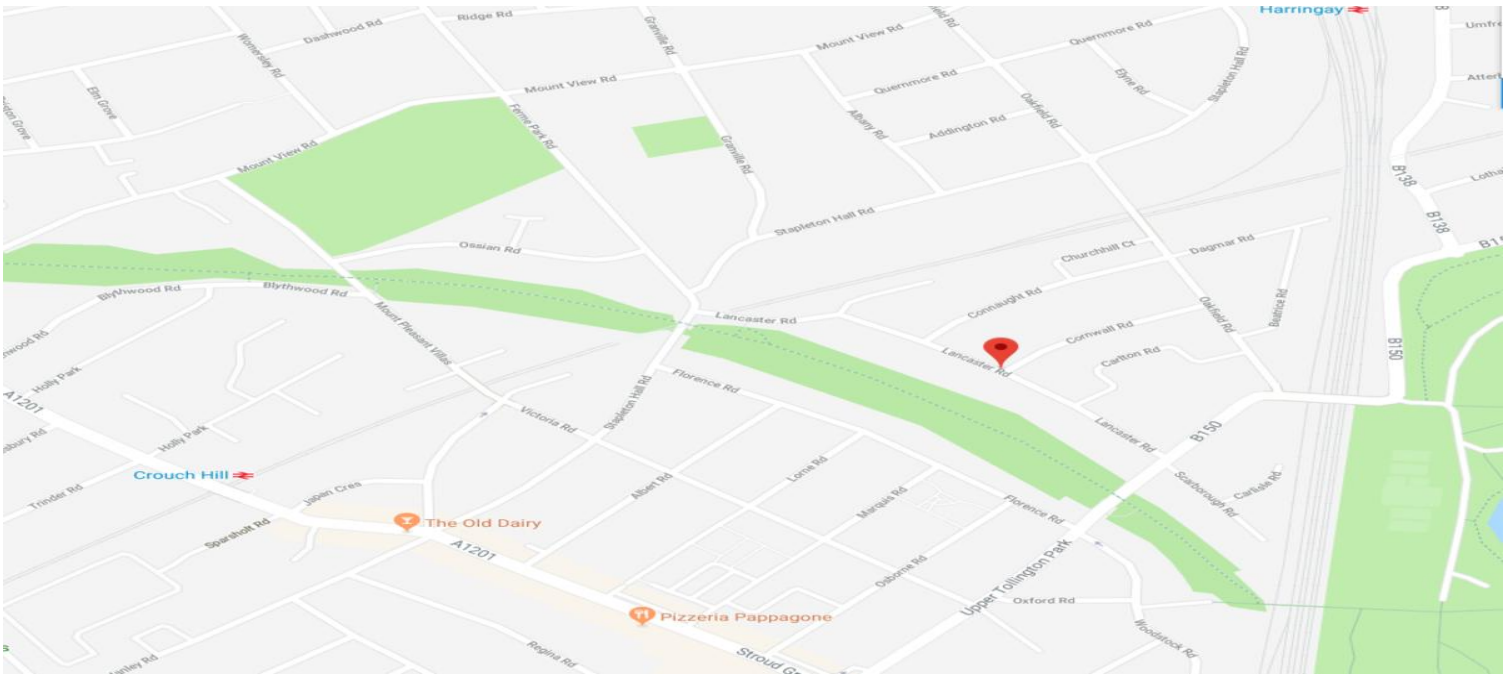
- Five bedrooms
- Modern kitchen diner with doors to garden
- Garden with patio
- Finsbury Park transport hub short walk
- Finsbury Park a short walk



LANCASTER ROAD N4
TOTAL APPROX. FLOOR AREA 1898 SQ.FT. (176.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			

Reference:
Lancaster Road

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		60
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Tenure:
Freehold

Ground rent:
n/a

Service Charges:
n/a

Local Authority:
Haringey London
Borough Council

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
020 8342 9000

Contact:
23 Ferme Park Road
London N4 4DS

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rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.