



Lorne Road, N4 3RU

Guide Price Of £500,000  
Share of Freehold



# Lorne Road N4

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Offering a generous 754 sq ft / 70 sq m of internal living space we are delighted to market this characterful ground floor garden flat with bags of potential.

This beautiful home offers ownership of the front garden, a charming reception space with ornate ceiling, fully functional period fireplace and wood panelled bay window with functioning shutters. At the rear a spacious double bedroom, original format dining room leading to a separate kitchen and four-piece bathroom. The kitchen presently provides access to a large private rear garden mainly laid to lawn with mature shrubs. The internal hall also provides access to a coal shoot cellar.

Located in a quiet residential turning occupying the ground floor within this attractive period building. Perfectly placed for easy access to Finsbury Park station (Victoria & Piccadilly lines) and the park itself. The popular Parkland Walk is just a short distance and a multitude of local bars, restaurants, and coffee shops can be found along Stroud Green Road and in Crouch End.

The property already has planning permission in place for a rear extension but could also be further reconfigured subject to the necessary consents to expand the living space even further. An ideal purchase for someone looking for a small-scale project.

- Ground floor garden flat
- Scope to extend STPP
- A wealth of period charm
- Share of freehold
- Large private rear garden
- Quiet convenient location
- Attractive Victorian property
- 754 SQ FT / 70 SQ M

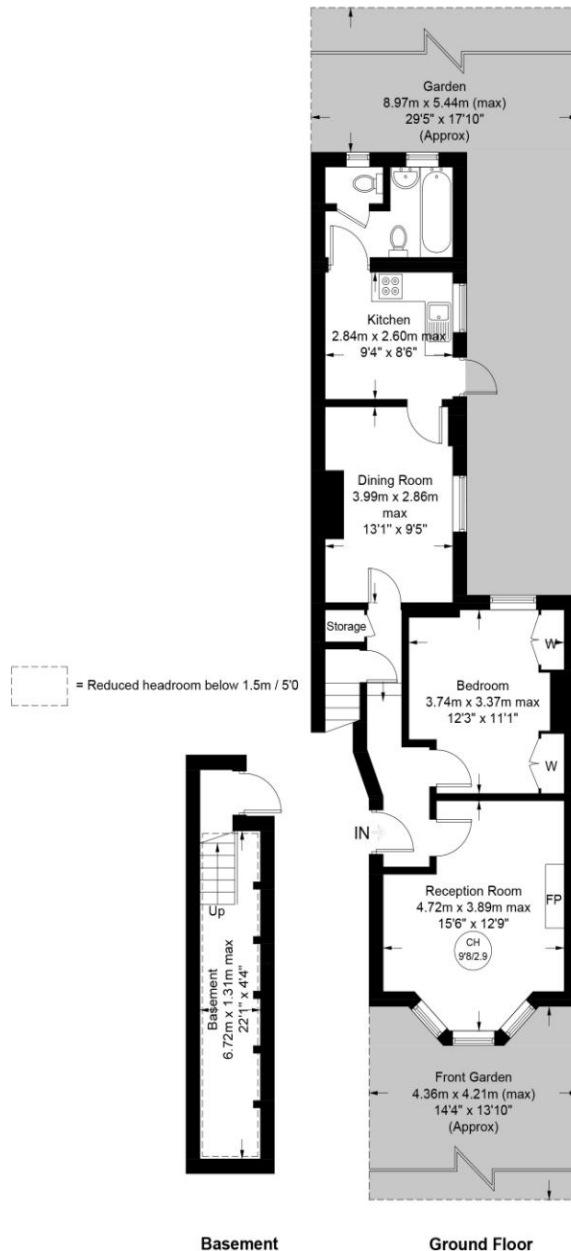






## Lorne Road N4 3RU

Approximate Gross Internal Area  
 Basement = 11 sq ft / 1 sq m  
 (Excluding Reduced Headroom)  
 Ground Floor  
 649 sq ft / 60.3 sq m  
 Reduced Headroom  
 94 sq ft / 8.7 sq m  
 Total = 754 sq ft / 70 sq m



Basement

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID680812)

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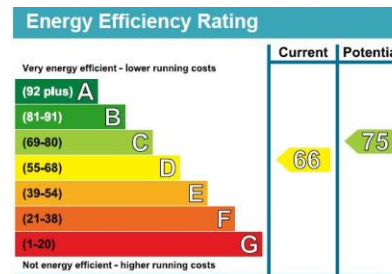
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### Agent's Note:

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