



Lambton Road, N19 3QH

Guide Price £1,250,000
Freehold



Lambton Road N19 3QH

Freehold house | This beautifully presented three storey period home is located between Finsbury Park and Archway, just a stone's throw from all the amenities the area has to offer. As you walk through the front door, you'll be greeted by a spacious and inviting living room, a large bay window allows lots of natural light, complimented by bespoke shelving and storage to either alcove and wooden flooring.

Next door a spacious kitchen breakfast room, a range of white wall and base units allow excellent food prep space, and ample storage for all the essential appliances. Moving on, there's a large secondary shower and utility space adding a touch of practicality.

One of our favourite aspects a southeasterly facing garden, there's a low maintenance decked patio perfect for enjoying a glass of wine on a warm summer evening and a useful garden studio. Much of the garden is laid to lawn with sea of colourful mature plants and shrubs.

Upstairs, you'll find a family size bathroom and top floor shower cubicle. The five bedrooms have been well proportioned, ideal for family living. There's also a useful study room an ideal work from home hub.

Lambton Road is a quiet residential turning with great transport links to the city and beyond, this property is an ideal home for families or professionals looking for a peaceful retreat in the heart of North London.

Freehold house | Five well-proportioned bedrooms | Beautifully presented | Southeasterly facing garden | Garden studio | Kitchen breakfast room | Separate reception | Working feature fireplace | Wooden flooring | Sash windows | Family bathroom | Secondary shower and utility room | Top floor shower cubicle | Additional study | Loft space | Quiet and convenient location | Scope to extend the ground floor STPP | Relatively new boiler |







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Approximate Gross Internal Area = 1480 sq ft / 137.5 sq m
Studio = 32 sq ft / 3.0 sq m
Total = 1512 sq ft / 140.5 sq m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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Stroud Green Office

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Certified Property Measurer

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. (ID978333)



Agent's Note:

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