



Lambton Road, N19 3QH

Guide Price £535,000
Leasehold



Lambton Road N19

Introducing this stunning one-bedroom ground floor flat with a private south-facing garden, boasting an impressive 609 SQ FT/ 56.6 SQ M of tastefully designed internal living space, located on a quiet, residential road between Finsbury Park and Archway.

Set within a lovely Victorian conversion with its own entrance, the flat opens up into a central hallway with beautiful wooden flooring and a cupboard for useful personal storage. Off the hallway and to the rear of the property, a good-sized double bedroom with bespoke built-in wardrobes ensures a peaceful and private space.

Next door, a bright, modern, and well-proportioned kitchen with a range of shaker style base units providing ample storage space, equipped with a gas hob, oven, and fridge/freezer. Additional shelving and stylish metro tile splashback offer functionality and style, whilst wooden work surfaces add warmth to the space. The kitchen flows seamlessly into an airy and spacious conservatory, which can be utilized as an additional lounge or dining area, providing a versatile space to entertain friends and family. A glass roof fills the space with natural light and creates a bright and open atmosphere. Bi-fold doors open up into the private south-facing garden, a leafy oasis and escape from the hustle and bustle of city life.

Back inside at the front of the property, a stunning reception room adorned with period features; wooden flooring, a decorative cast iron fireplace, bespoke shelving/storage in the alcoves and coving to the ceiling adds to charm and character. A large bay window, complete with tier-on-tier shutters provides an abundance of natural light. Last is a modern three-piece bathroom suite featuring a shower bath combination with stylish metro tiling, a pedestal hand wash basin, and a low-level WC with shelving providing practical storage space.

Lambton Road is located close to the amenities of vibrant Stroud Green, Crouch End and Archway offering a variety of shops, supermarkets, cafes, and restaurants, catering to diverse tastes and preferences. There's great connectivity to central London and other parts of the city as the property is served by several bus routes and within easy reach of Crouch Hill Overground, Archway (Northern Line) and Finsbury Park stations (Piccadilly & Victoria lines, Thameslink and National Rail services).

For those who enjoy outdoor activities, Lambton Road is close to several green spaces, Elthorne Park is right on your doorstep and the nature reserve Parkland Walk only a short stroll away.

Don't miss the opportunity to make this exceptional home your own.

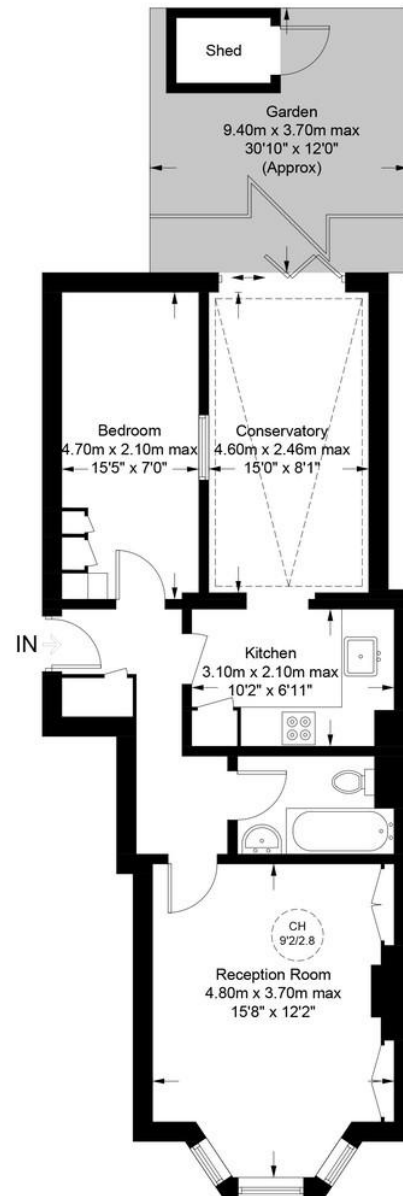




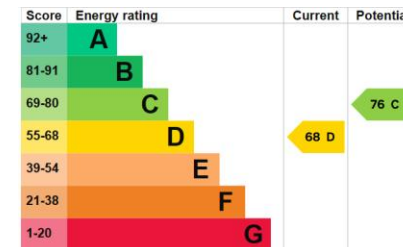


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Approximate Gross Internal Area = 609 sq ft / 56.6 sq m
(Excluding Shed)



- ❖ Chain free sale
- ❖ One bedroom ground floor flat
- ❖ Private, south-facing garden
- ❖ Boasting 609 SQ FT – 56.6 SQ M
- ❖ Benefitting from its own entrance
- ❖ Fantastic proportions
- ❖ Separate reception room with Victorian period features
- ❖ Additional conservatory space
- ❖ Modern kitchen and bathroom
- ❖ Quiet, yet convenient location



Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

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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. (ID1025158)

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