



Lothair Road South, N4 1EN OFFERS IN EXCESS OF £825,000 FREEHOLD
Occupying over 1640sq ft is this Three double bedroom terraced house situated in a peaceful residential turning moments from Finsbury Park. On the ground floor are two receptions a spacious kitchen breakfast room overlooking the rear garden and the additional benefit of a cellar. Upstairs are three good size bedrooms and a family bathroom with separate shower. The property also benefits from gas central heating. Lothair Road South is located at the southern end of the Harringay Ladder and conveniently located for the bars and restaurants of Green Lanes. Finsbury Park station (Victoria Line, Piccadilly Line and National Rail), Manor House Tube station (Piccadilly Line) and Harringay Green Lanes Overground station are close by. Chain free

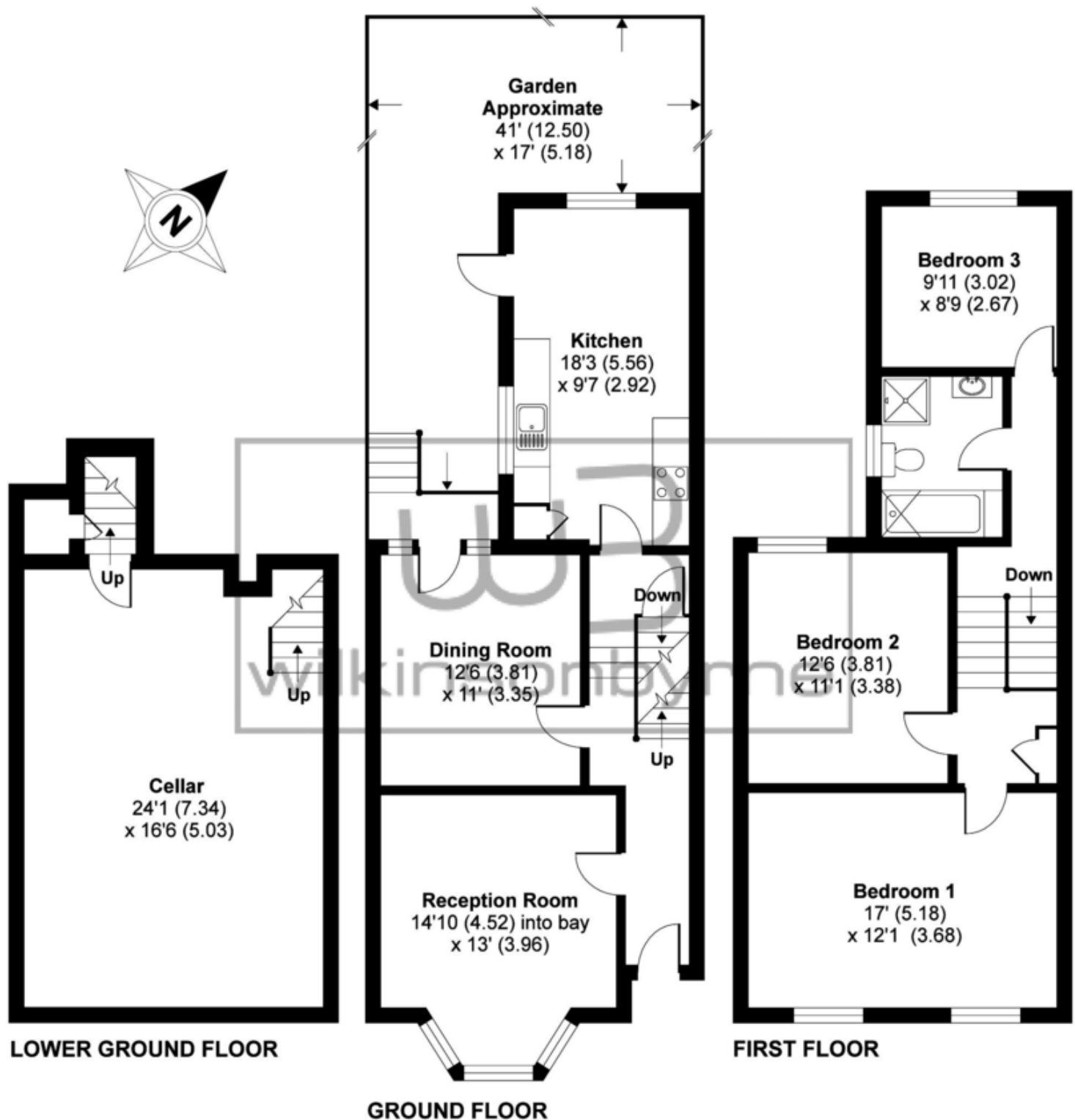
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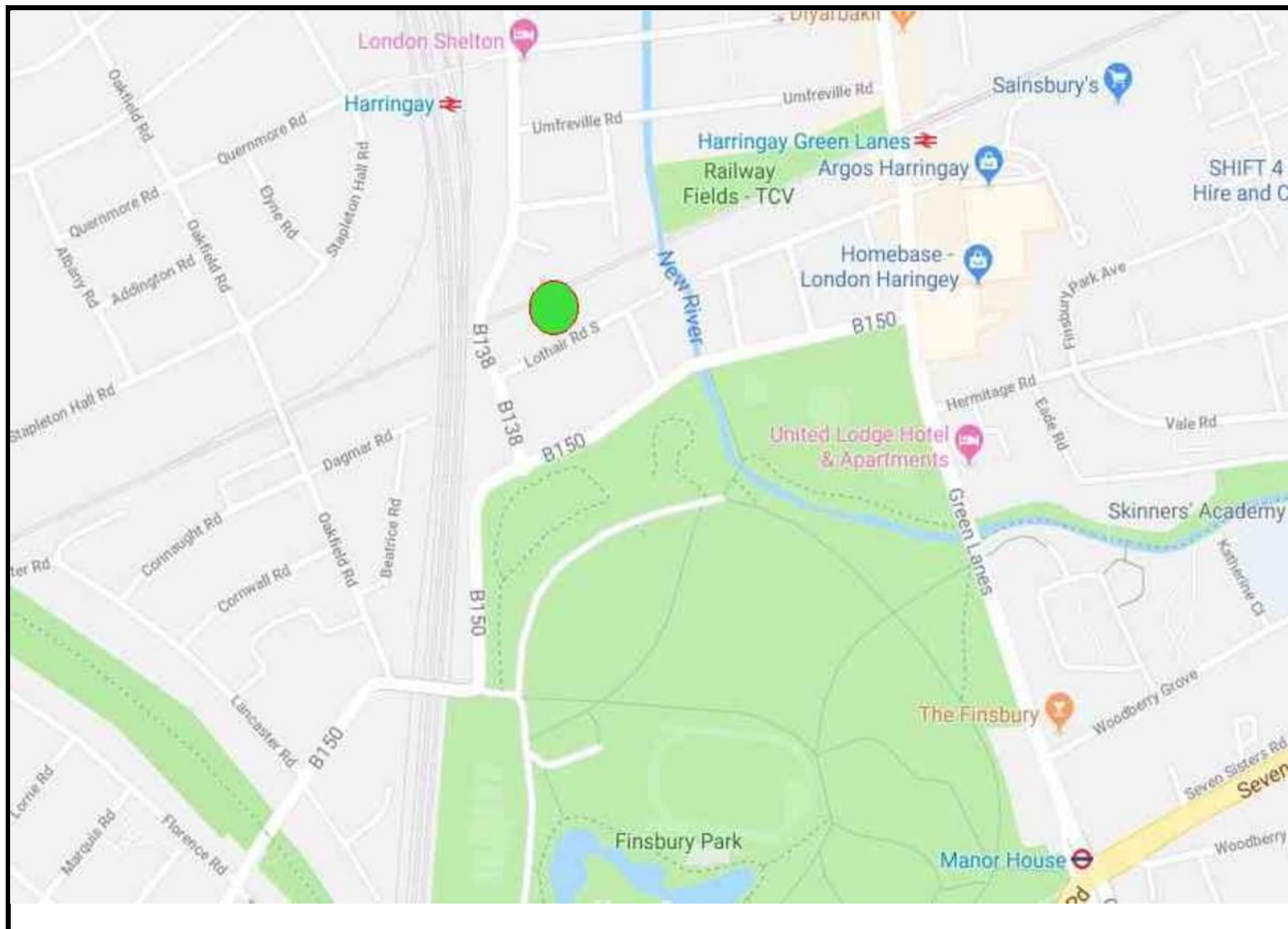
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lothair Road South, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 1642 SQ FT 152.5 SQ METRES (INCLUDES CELLAR)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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