



Lordship Lane, N22 5JN

Guide Price £375,000  
Leasehold



# Lordship Lane N22

## Top-Floor Victorian Flat – Ideal for First-Time Buyers or Investors

Located on Lordship Lane, London, N22 5JN, this beautifully presented top-floor Victorian flat offers 661 sq ft (61.4 sq m) of well-designed living space in a highly convenient location. Perfect for first-time buyers or as a rental investment, this property combines classic charm with modern comfort.

### Key Features:

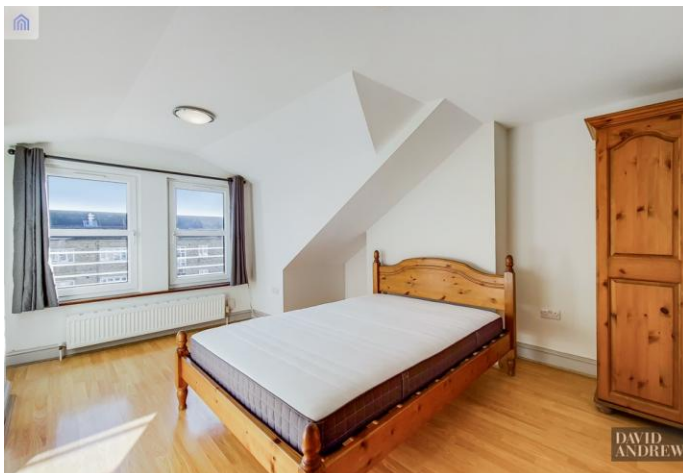
- Prime Location: Situated just a short distance from Wood Green Tube Station (Piccadilly Line), providing excellent connectivity to central London.
- Bright and Airy: Elevated position ensures abundant natural light throughout, complemented by expansive urban views.
- Stylish Open-Plan Layout: The modern open-plan kitchen and reception area create a welcoming space, ideal for relaxation or entertaining.
- Versatile Second Bedroom: Perfect as a guest room, home office, or additional storage space.
- Ample Storage: Features excellent inbuilt storage solutions for added practicality.
- Top Floor: Enjoy privacy and tranquillity with no neighbours above.
- Energy Efficient: Fully double-glazed with an impressive EPC Rating of B, ensuring comfort and lower energy costs.
- Chain-Free: Ready for a seamless move with a leasehold term of 113 years remaining.

Presented in excellent condition, this property offers the best of both worlds: the timeless appeal of a Victorian building with the convenience of modern interiors.

Don't miss out – contact us today to arrange a viewing!

NB. Photos predate current tenancy.





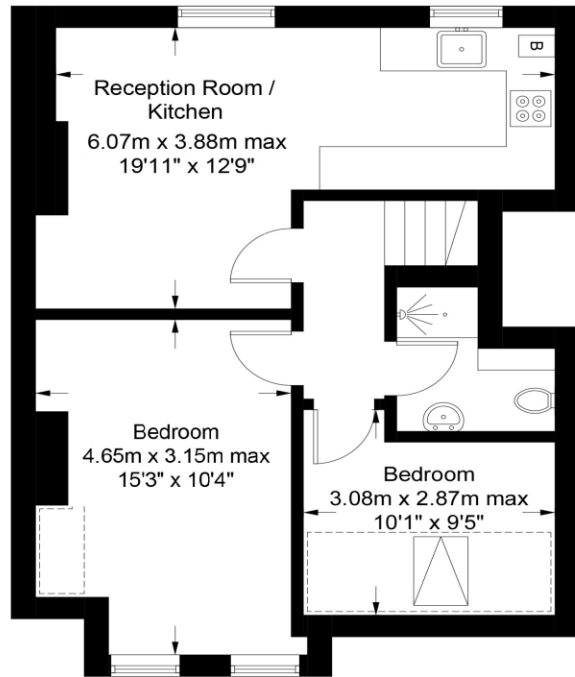


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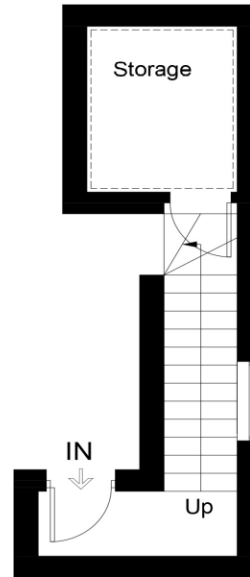
Approximate Gross Internal Area = 569 sq ft / 52.8 sq m  
Reduced Headroom = 92 sq ft / 8.6 sq m  
Total = 661 sq ft / 61.4 sq m

# DAVID ANDREW

your most valuable asset



Second Floor



First Floor



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

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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. (ID1159413)

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### 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.

