



Lanchester Road N6

£1,995,000 *Freehold*

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Available to purchase for the first time since 1961 and under instructions of Executors, a delightful six bedroom semi-detached house built around 1923 with mature gardens.

KEY FEATURES

- Semi-Detached House
- 6 Bedrooms
- 3 Reception Rooms
- Mature Garden
- Chain-Free



Highgate

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Although requiring complete modernisation throughout, this property presents a rare chance for bespoke restoration and makes an ideal family home. Whilst originally arranged over two floors, the accommodation was expanded into the loft to create a sixth bedroom with plenty of residual loft space remaining. The house features three reception rooms, a bathroom, two Wc's and an integral garage with further off-street parking. To the rear, a large and mature garden includes a variety of trees including apple, pear, plum quince, olive and bamboo.

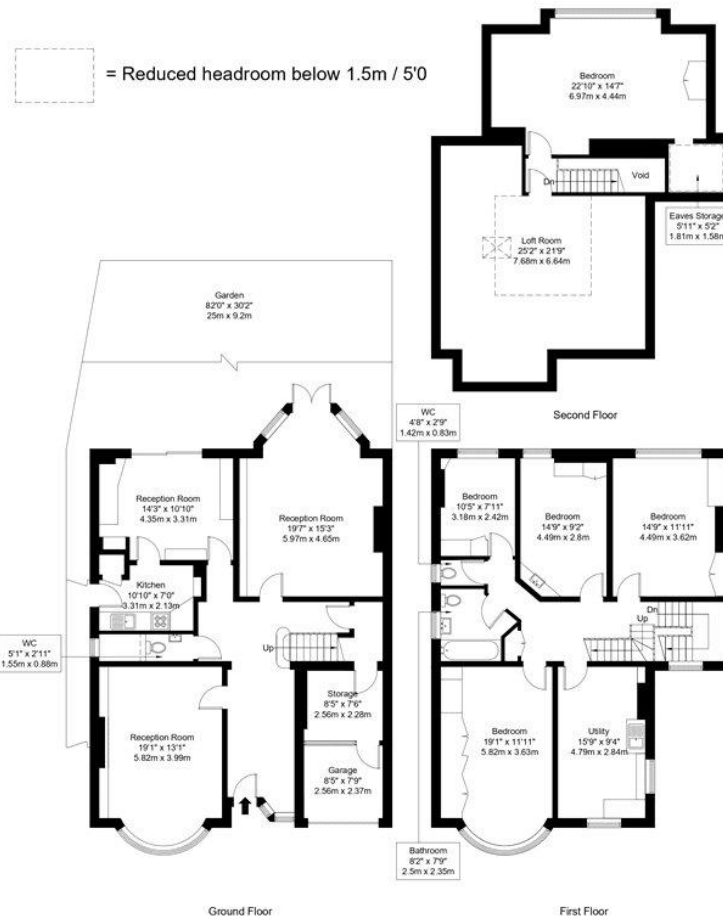
Lanchester Road is quietly located off Woodside Avenue - ideally positioned for access to a variety of amenities including various local school choices, transportation links, local shops and Highgate Wood.





Lanchester Road, N6 4TA

Approx Gross Internal Area = 251.3 sq m / 2705 sq ft
Restricted head height / Eaves Storage = 33.3 sq m / 358 sq ft
Total = 284.6 sq m / 3063 sq ft



Ref :

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION:

Tenure: Freehold

Council Tax Band: Haringey Council BAND G (£3,856.30 for 2026/27).

Parking: Garage and off-street parking.

Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage: According to Ofcom, Ultrafast Broadband services are available (Openreach and Virgin Media) with good coverage of 5G data coverage for mobile phones pending your service provider.

Construction Type: Brick and tile.

Heating: Gas central heating.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

<https://www.winkworth.co.uk/sale/property/HGT250051>

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