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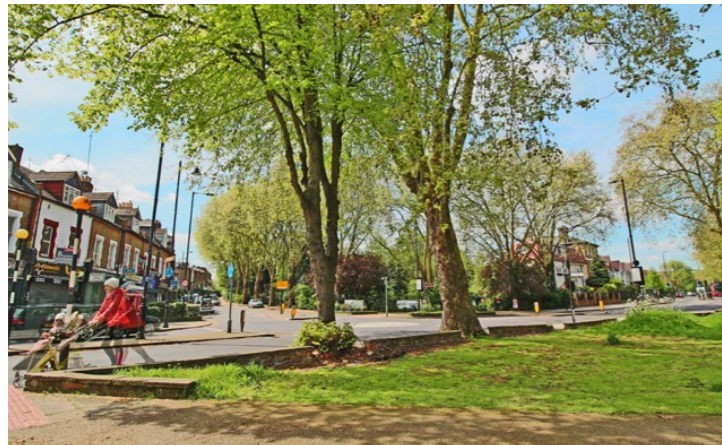
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*8A High Street
London N8*

ELDERTON & CO

Estate Agents



ONE BEDROOM DUPLEX FLAT

*with planning permission for a
second double bedroom!*



We are delighted to be able to introduce to the market one of the most flawless and thoughtfully designed properties. This is a perfect example of what a duplex upper floor flat should look like. It has been totally reinvigorated by its current owners creating the perfect blend of classic and contemporary style.

Beautifully presented as you enter at the side of the building, you are welcomed by a bright and subtly decorated communal staircase with audio intercom system. You are greeted by a warm and welcoming feel as you enter the apartment. The front portion of the flat plays host to the open-plan reception room and kitchen which is fitted with solid wood flooring. The large sash windows and dual aspect floods the space with natural light.

The kitchen space is well thought out U shape complete with solid wood worktops which helps to separate the two areas. The kitchen is beautifully fitted with modern wall and base cabinets and integrated appliances.

To the rear is the stylish remodelled bathroom with classic natural colour tones with porcelain tiled walls and the flooring. There is a delightful shower suite with Grohe thermostatic shower and modern accompanying fitments.

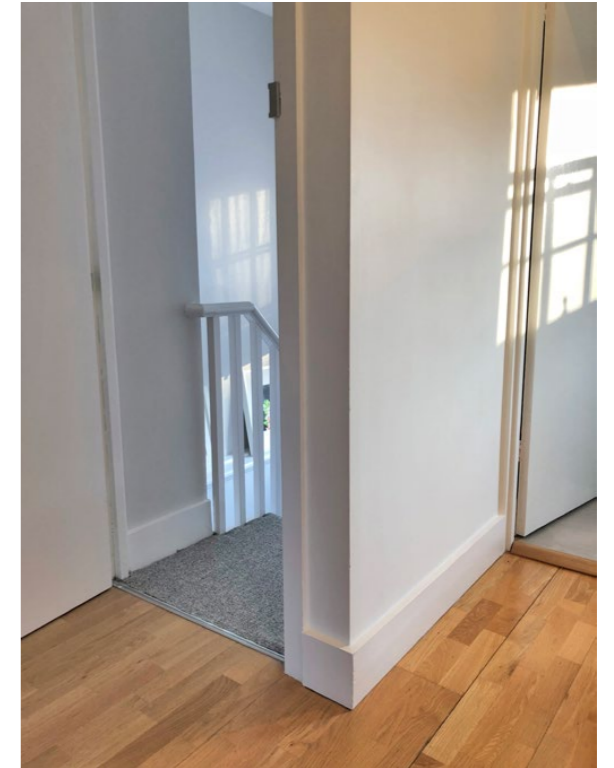
The apartment has a staircase up to the top floor which features a large double bedroom with Velux windows to the front. There is the added bonus with this one as there is planning permission granted giving consent to install dormer windows to the rear to further enhance the space.

This super stylish flat is located in the heart of Hornsey Village and overlooks the local community gardens as well as being a stone throw from the lovely open spaces of Priory Park, as well as a short walk to the famous grounds of Alexandra Palace.

There are a wide range of modern restaurants, cafes and bars locally including the Intrepid Fork Bakehouse. There is also a good selection of individual shops and boutiques featuring the Heron Hawker Plant shop. Excellent transport links and amenities in close proximity including Hornsey Overground Station which provides a fast and effective route to the City and the W3 bus which serves Finsbury Park Station. This flat is the perfect option for a first-time buyer or an investor.

COMMUNAL AREA

A Victorian style front door leads to the communal hallway and stairs shared only within two flats. Recently refurbished, the communal area has all walls painted in bright pebble silk and a new grey carpet fitted with underlay to the flats. With tree original sash windows, the communal area is bright every day of the year.



ENTRANCE HALL

Comprising of an entrance hall which leads into the living areas and the kitchen via open space, and to the bathroom and storage. A double bedroom to the first floor, stretching across the full width of the flat features Velux windows, an office area and large storages to the eaves.



KITCHEN

The kitchen has been renovated with a complete range of integrated appliances and wall & base storage units with front wooden doors finished in white matt. With natural solid oak wooden work surfaces and anthracite grey Perspex® splashbacks, the kitchen has been designed with quality elements to complement a contemporary look.

Plus all the appliances are also energy-saving: new glass fire hob, new oven and grill A+, new fridge and freezer A++, new washing machine A+++, and a set of energy-saving LED lights to the ceiling.

*Solid oak wooden worktops
with a Danish oil finish.*

■ 7

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OPEN PLAN LIVING

With three wooden sash windows to the front elevation, the open space living and dining has views over the Alexandra Palace and Hornsey gardens.

Great for entertaining room leads through to the dining area and open plan kitchen providing flexibility of living space.



London N8



A flexible open space makes a great dining area.



8A High Street

BEDROOM

Spacious, bright and full of potential



A spacious and bright double bedroom with three (3) VELUX Top-hung roof windows and integrated VELUX blackout energy blinds provide the room of natural light, total blackout and high insulation against cold.

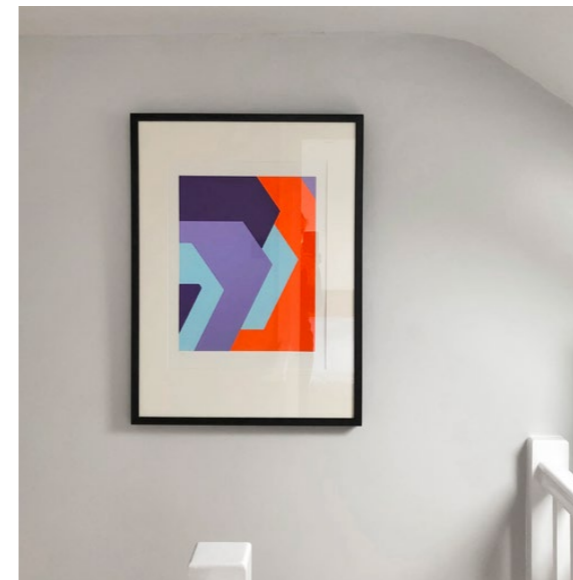
With an additional Velux skylight to the rear, this bedroom is bright and naturally ventilated all year round. The room also has the benefit of two (2) large storage areas in the eaves.

This unique split level one-bedroom apartment has a Full Planning Application approved in 2018. The scheme involves the erection of a second double bedroom with a rear dormer.



London N8





The home office has loads of natural light. This small but convenient office is an excellent room for a computer desk and office items.



SHOWER ROOM

*High-quality fittings for an outstanding
living experience*



Recently renovated as a shower room with a large glass panel, new shower tray, 600 x 600mm tiles to the floor and walls and a modern set of white pieces.

A cupboard below the basin and a floor-to-ceiling boiler cupboard provide excellent space for all toiletries and bathroom items.

With six (6) LED spotlights to the white ceiling and mechanical ventilation, plus a large sash window and a flat mirror covering a vast area on the wall, this room is bright, ventilated and sunny all year round.

Matching Grohe fittings complement the contemporary and high-quality design of the shower room.

With the lustrous GROHE StarLight chrome finish and its unique arched spout, this basin tap is an attractive eye-catcher with convenient functional attributes. Water temperature and volume can be controlled smoothly and effortlessly with the GROHE SilkMove technology.

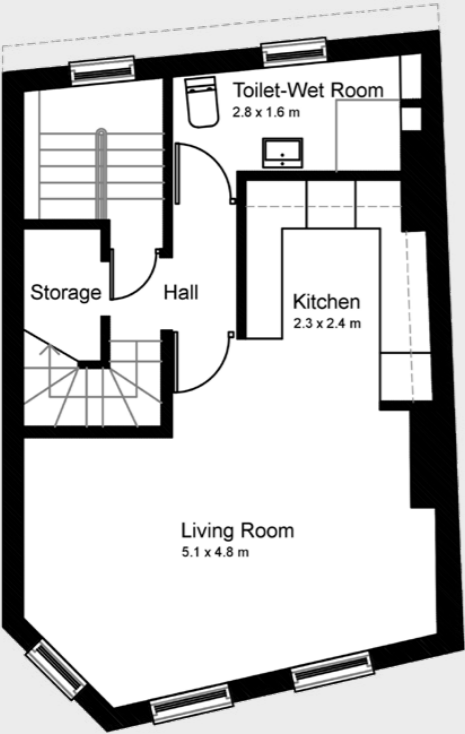


Grohe Grohtherm benefits from GROHE TurboStat® technology so your water temperature stays constant, regardless of any fluctuations in your water supply or water pressure.



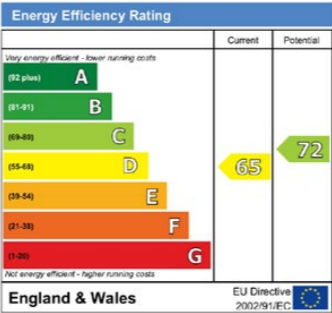
Recently fitted and serviced, the high-efficiency A+ COMBI boiler have a remaining guaranty of seven (7) years.

Stylish and compact, this boiler helps to cut energy bills and reduce carbon emissions. It also has a Smart WiFi console and temperature controls, backlit LCD, pressure gauge, time clock and intuitive button layout to manage warmth and comfort to your home.



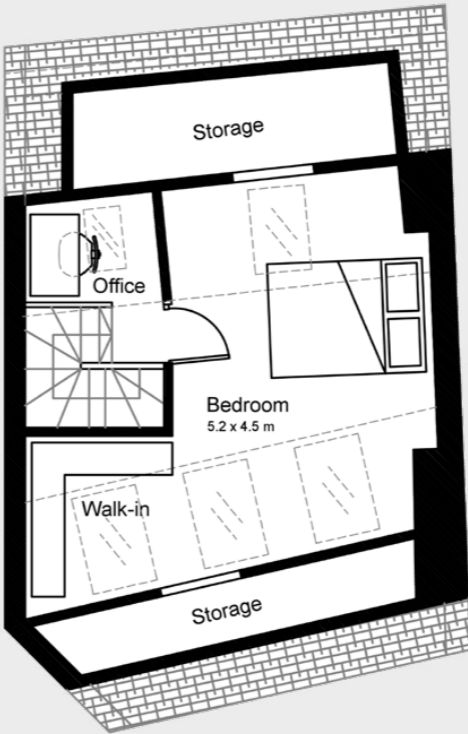
2nd floor – Entrance hall, shower room, living/dining and open plan kitchen.

PLANS & EPC



EPC

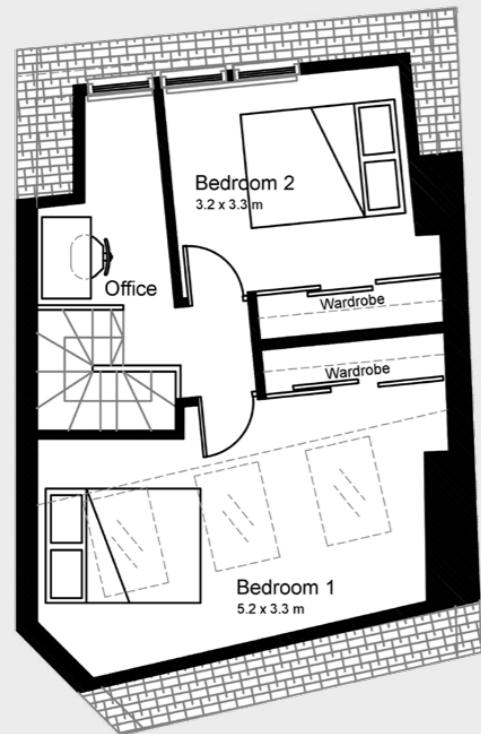
The plans and 3D drawings are for illustrative purposes only and should be used as such by any prospective purchaser.



3rd floor – Double bedroom, office area and storages.

FEATURES

- A lease of over 987 years
- 67 sqm (including storages)
- Service charge £300 pa
- Permit granted to build a second double bedroom
- Split level flat
- End-terrace Victorian building
- Open plan kitchen
- Recently refurbished
- Communal area shared only with two flats



3rd floor - Approved scheme. Two double bedrooms and an office.

The plans and 3D drawings are for illustrative purposes only and should be used as such by any prospective purchaser.



Representative 3D of the rear dormer extension



APPROVED PLAN

A rare opportunity to acquire a split level flat with a second bedroom scheme approved

The owners submitted a Full Planning Application during 2018. The Haringey Council has granted PERMIT over the scheme that involves the erection of a rear dormer extension and the build of a second double bedroom that also increases the net size of the flat.



1 min W3 bus stop



7 min 91 bus stop



1 min 144 bus stop



30 min Oxford Circus



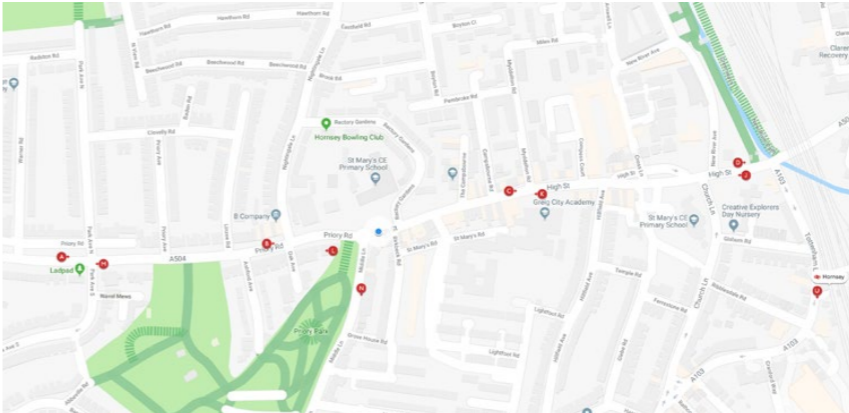
25 min Moorgate



35 min Marylebone

YOUR TRAVEL OPTIONS IN HORNSEY N8

N Priory Park W3	P Middle Lane W3	A Hornsey Fire Station I44 W3
L Nightingale Lane I44 W3	Q Palace Road W3	D Tottenham Lane 4I I44 N4I N9I
C Myddelton Road I44	M Hornsey Fire Station I44 W3	J Tottenham Lane I44
B Nightingale Lane I44 W3	V Hornsey Police Station 4I N4I N9I	S Tottenham Lane Y M C A 4I N4I N9I W5
K Myddelton Road I44	R Tottenham Lane W3	W Tottenham Lane Y M C A 4I 9I N4I N9I W3



20 min St Pancras International



4 min Hornsey Train Station



5 min Turnpike Lane Station



12 min Finsbury Park Station



77 min Stanstead Airport



59 min Cambridge



1 min *Priory Park*



10 min *Finsbury Park*



15 min *Kenwood House*

DISCOVERING HORNSEY LONDON N8

PUBS AND BARS

Victoria Steak

1 MUSWELL HILL, LONDON N10 3TH
Independent local pub.
www.victoriastakes.com

Three Compasses

62 HIGH STREET, HORNSEY N8 7NX
Beer, food and music.
www.threecompasses.pub

The Great Northern Railway

67 HIGH STREET, HORNSEY N8 7QB
Since 1897, first-class craft and food.
www.thegreatnorthernrailway.co.uk

EATING

Pomodoro Pizzeria

12 HIGH STREET, HORNSEY N8 7PB
Authentic pizzas, pastas and risottos.
www.pomodoro-ristorante.co.uk

Pradera Restaurant

14 HIGH STREET, HORNSEY N8 7PB
Spanish tapas and food.
www.praderarestaurant.co.uk

Thai Neung

82 HIGH STREET, HORNSEY N8 7NU
Thai curries, stir fries and noodles.
www.thaineung.com



4 min *Kimura - Japanese Shop*



4 min *Great Northern Railway*



2 min *Elsie N8*



10 min *Crouch End Tower*



7 min *Farmers Market*



12 min *Waterstone & Dunns Baker*

INDEPENDENT SHOPS

Kimura

167 PRIORY RD, LONDON N8 8NB
Japanese food and market.
www.kimurauk.com

Heron Hawker

210 MIDDLE LN, HORNSEY N8 7LA
Terrarium workshop & indoor plants.
www.heronhawker.com

Doggone Fabulous

8 PRIORY RD, LONDON N8 7RD
Pooch pampering shop.
www.doggonefabulous.co.uk



2 min *Doggone Fabulous*

Zasman Vet

14 PRIORY RD, LONDON N8 7RD
Veterinary care.
www.zasmanvet.co.uk

Kerk Davies Opticians

12 PRIORY RD, LONDON N8 7RD
Independent opticians since 1987.
www.kerkdavies.co.uk

The Intrepid Fork

38 HIGH STREET, HORNSEY N8 7NX
Coffee and breakfast.
www.theintrepidfork.co.uk



1 min *Heron Hawker*

*It is less than a 15 minute walk to
Central Crouch End which has
a selection of eateries and shops
including mainstream supermarkets
Marks & Spencer and Waitrose.*

*3Tribes Fitness Center and
School of Yoga - Hot Yoga,
Pilates, Spinning, Bootcamp.*



12 min *3Tribes Fitness & Yoga*

LOCAL AREA

HORNSEY N8

PHARMACIES

Frost & Co

4.2 ★★★★★ (10)

Pharmacy · 9 High St

Open until 17:30



Saigrace Pharmacy

4.3 ★★★★★ (8)

Pharmacy · 93 Tottenham Ln

Open until 18:30



Park Road Pharmacy

3.9 ★★★★★ (16)

Pharmacy · 27 Vervan Court, Park Rd

Open until 23:00



Amy Pharmacy - Crouch End

3.9 ★★★★★ (14)

Pharmacy · 53 Park Rd

Open until 19:00



Petter Pharmacy

2.6 ★★★★★ (24)

Pharmacy · 49-51 The Broadway

Open until 18:30



SUPERMARKETS

Tesco Express

3.8 ★★★★★ (41)

E · Supermarket · 46-50 High St

Open until 23:00



Sainsbury's

4.3 ★★★★★ (194)

EE · Supermarket · High St, Smithfield Square,Hornsey

Open until 22:00



Waitrose & Partners

3.8 ★★★★★ (101)

EE · Supermarket · 35-39 The Broadway

Supermarket focusing on British goods

Open until 22:00




Co-op Food - Crouch End - The Broadway

4.1 ★★★★★ (115)

Supermarket · 21-23 The Broadway

Supermarket with an ethical focus

Open until 23:00



M&S Crouch End Simply Food

3.9 ★★★★★ (99)

EE · Supermarket · The Exchange, 71 Crouch End Hill

Open until 21:00




HOSPITALS

The Whittington Hospital

3.6 ★★★★★ (268)

Hospital · Magdala Ave



Royal Free Hospital

3.5 ★★★★★ (399)

Hospital · Pond St



Highgate Private Hospital

3.6 ★★★★★ (50)

Private hospital · 17-19 View Rd

Open until 21:00



BANKS

Barclays Bank

2.8 ★★★★★ (31)

Bank · 62 High Rd

Open until 16:30



Barclays Bank

2.9 ★★★★★ (9)

Bank · 223 Muswell Hill Broadway

Open until 17:00



Halifax

2.8 ★★★★★ (6)

Bank · 6 Broadway Parade

Open until 16:00



Metro Bank

2.9 ★★★★★ (86)

Bank · 136A High Rd

Open until 20:00



NatWest Bank

3.0 ★★★★★ (8)

Bank · 1 Crouch End Hill

Open until 16:30



GP

Crouch Hall Road Surgery

3.3 ★★★★★ (18)

GP · 48 Crouch Hall Rd

Open until 18:30



Dr H Webb

Doctor · 50 Park Rd



The Vale Practice

4.0 ★★★★★ (23)

Doctor · 50 Park Rd

Open until 18:30



Hornsey Park Surgery

1.8 ★★★★★ (23)

Doctor · 114 Turnpike Ln

Open until 20:30



Queenwood Medical Practice

3.4 ★★★★★ (37)

Doctor · 151 Park Rd

Open until 20:00



Dr E Greenbury

3.7 ★★★★★ (3)

Doctor · 153 Park Rd

Reopens at 16:00



Christchurch Hall Doctors Surgery

2.4 ★★★★★ (20)

Doctor · 20 Edison Rd

Closing soon: 13:30



POST OFFICE

Hornsey High Street Post Office

2.8 ★★★★★ (15)

Post Office · 24 High St

Open until 17:30




Crouch End Post Office & UOE Store

3.4 ★★★★★ (47)

Post Office · Crouch End Post Office, 28 Topsfield Rd

Open until 18:00





3 min

Alexandra Palace



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