

# Your local property experts

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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent Google reviews 2006 to 2016



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**2 Harold Road, N8**  
**£350,000** FOR SALE  
Flat

1 1 1



## 2 Harold Road, N8

£350,000

### Description

CHAIN FREE! An excellently presented one bedroom converted flat, set on Harold Road in Crouch End N8. The property offers approximately 413 (sq.ft) of internal living space, and comprises; a large bright open-plan reception room with fully integrated kitchen, one good sized bedroom (one with built in storage space) and a modern bathroom with both bath and shower facilities, Gas central heating and ample built-in storage space throughout.

Conveniently located within close proximity the transport links of Hornsey (train station) and the amenities of the popular Crouch End Broadway - restaurants, pubs, independent cafes and coffee shops. The open green spaces of Priory Park and Alexandra Palace are also easily accessible.

### Key Features

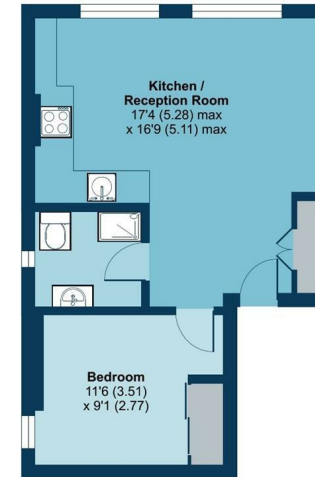
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	C



### Floorplan

#### Harold Road, Crouch End, N8

Approximate Area = 413 sq ft / 38.3 sq m  
For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vintedcom 2024. Produced for Philip Alexander Estate Agents. REF: 1075605

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.