

Your local property experts

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Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

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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52 High Street, Hornsey
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020 8342 9444
www.philipalexander.net

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2 Harold Road, London N8

£350,000 FOR SALE

Flat

1 1 1



2 Harold Road, London N8

£350,000

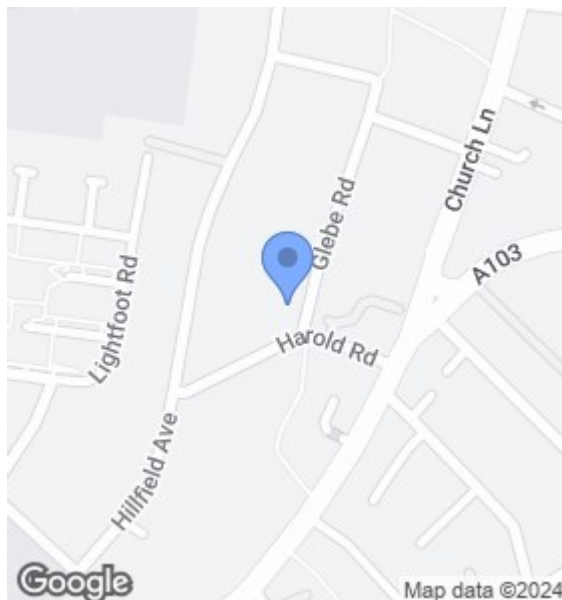
Description

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

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

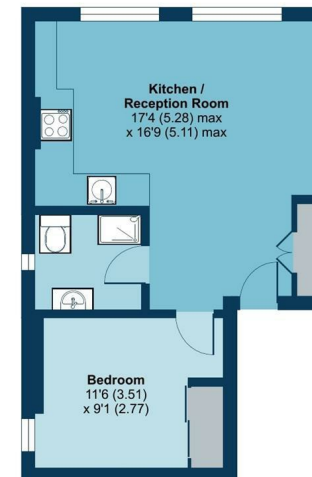


Floorplan

Harold Road, Crouch End, N8

Approximate Area = 413 sq ft / 38.3 sq m


For identification only - Not to scale



First Floor

 Certified Property Measurer
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			
England & Wales	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.