Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

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



PhilipAlexander Estate Agents 52 High Street, Hornsey London N8 7NX



020 8342 9444 www.philipalexander.net









94-96 Nightingale Road, London N22

£375,000 FOR SALE

Flat - Conversion







020 8342 9444 www.philipalexander.net



94-96 Nightingale Road, London N22

£375,000

Description

A generously sized two bedroom converted flat, set in Nightingale Hall on Nightingale Road, N22. This property offers 736 sq. ft of internal living space and comes with the added benefits of an OFF-STREET PARKING SPACE, and well-maintained COMMUNAL GARDEN. The flat comprises a large bright reception room with big bay windows and fireplace, a separate semi-integrated kitchen with space for breakfast dining, two bedrooms, and a bathroom with both bath and shower facilities, with separate WC. The property does require refurbishment. SHARF OF ERFEHOLD.

Conveniently located on a popular tree-lined residential street just off Bounds Green Road, offering easy access Bounds Green tube station and Bowes Park train station, as well as the amenities of Wood Green, The Mall shopping centre and cinema complex and high street full of shops and restaurants.

Key Features

- · Share of freehold
- · Communal garden
- · Parking space to front of building

Tenure Share of Freehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge
Local Authority Haringey
Council Tax







Floorplan

Nightingale Road, London, N22

Approximate Area = 736 sq ft / 68.4 sq m
For identification only - Not to scale

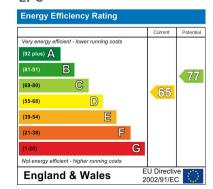






Certified Property Measurement Standards incorporating International Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Measurer Produced for Philip Measurder Estate Agents. REF: 1088848

EPC



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.