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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



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

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020 8342 9444
www.philipalexander.net

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94-96 Nightingale Road, London N22

£375,000 FOR SALE

Flat - Conversion

2 1 1



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. SHARE OF FREEHOLD.

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	to be confirmed
Local Authority	Haringey
Council Tax	C



Floorplan

Nightingale Road, London, N22

Approximate Area = 736 sq ft / 68.4 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vinchcom 2024. Produced for Philip Alexander Estate Agents. REF: 1088848

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	
(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.