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

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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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020 8342 9444
www.philipalexander.net

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Nightingale Lane, London N8
£2100pcm LET AGREED

House - Terraced

3 2 2



Nightingale Lane, London N8

£2,450 Per

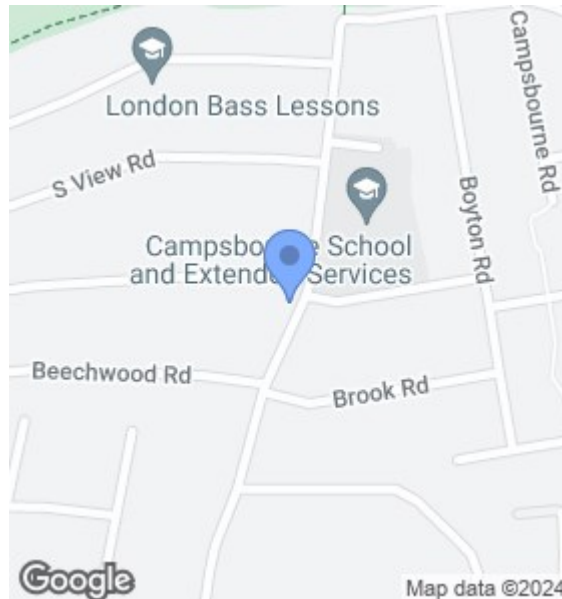
Description

An excellently presented three bedroom house, conveniently located within close proximity to Hornsey and Crouch End, on Nightingale Avenue N8. This property comprises a large reception room, a dining room, modern integrated kitchen, two bathrooms, three bedrooms, and a large private rear garden.

Close to Hornsey mainline station, Priory Park, and good local schools (The Campsbourne, and Greig City Academy). Ideal family home.

Key Features

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



Floorplan

Nightingale Lane, N8

Approx. Gross Internal Area 1256 Sq Ft - 116.68 Sq M
Approx. Gross Internal Area 70 Sq Ft - 6.50 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	
(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.