

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

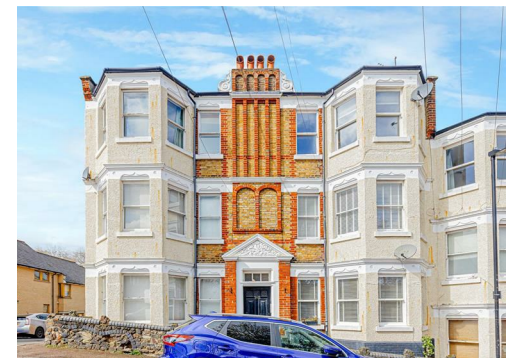


PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Birkbeck Road, London N8

£400,000 FOR SALE

Flat - Garden

1 1 1



Birkbeck Road, London N8

£400,000

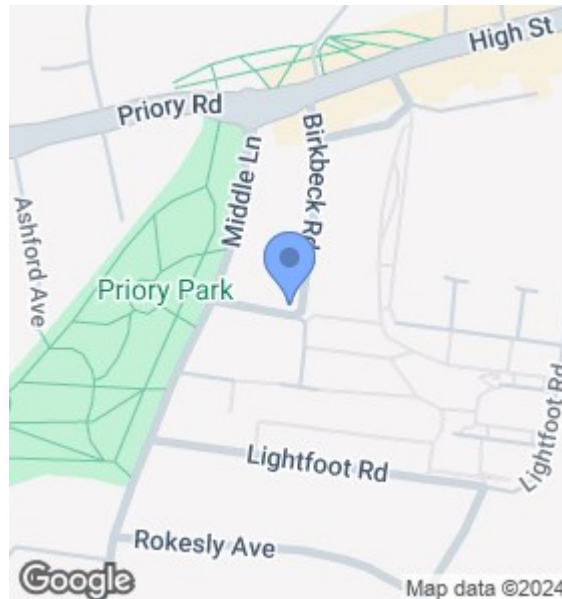
Description

CHAIN FREE - SOLD WITH A NEW LEASE ! A one bedroom ground floor garden flat, set in a mansion building on Birkbeck Road, N8. The property offers a large bright reception room with original stripped floorboards, a modern separate kitchen, one double bedroom and tiled bathroom with both bath and shower facilities. An additional benefit is the generously sized PRIVATE REAR GARDEN, which also offers exceptional exterior storage space.

Conveniently located within close walking distance to popular local high street amenities; Crouch End Broadway, Hornsey High Street, and Muswell Hill Broadway, as well as giving easy access to transport links such as Hornsey mainline and Turnpike Lane tube station (Piccadilly Line). The nearby open green spaces of Priory park and Alexandra Palace can be enjoyed as well.

Key Features

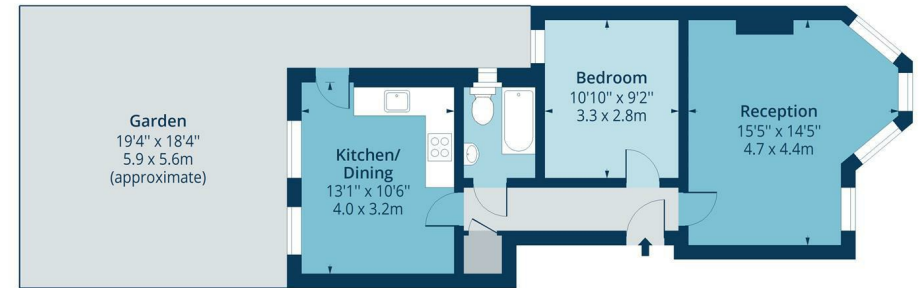
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Harringay
Council Tax	C



Floorplan

Birkbeck Mansions, N8

Approx. Gross Internal Area 541 Sq Ft - 50.26 Sq M



Ground Floor

Floor Area 541 Sq Ft - 50.26 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		71	77
(55-68) D			
(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.