

# Your local property experts

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*trustworthy*  
*faultless service*  
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*professional* *fresh air*  
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**Park Ridings, N8**

**£1,450** FOR SALE

Flat - Conversion

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

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## Park Ridings, N8

£1,450 Per

### Description

A large one bedroom flat set on the first floor of a converted house. The property comprises a large reception room, separate kitchen diner, good size bedroom, and modern bathroom with both bath and shower facilities.

The property is located on a quiet residential road just a few minutes' walk from Wood Green tube station (Piccadilly Line) and Hornsey train station is close by.


### Key Features

<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Haringey
<b>Local Authority</b>	C
<b>Council Tax</b>	

### Floorplan



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.