# 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

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### 020 8342 9444 www.philipalexander.net





165 Nelson Road, Crouch End N8

**£1,425** FOR SALE *Studio* □ □ □ □ 1 □ 1



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165 Nelson Road, Crouch End N8



£1,425 Per

Floorplan

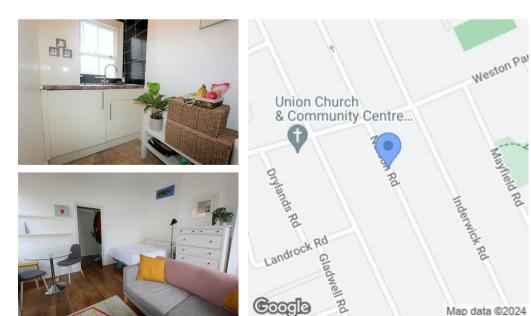
#### Description

A first floor studio flat located on a popular residential road in the heart of Crouch End. The property benefits from a lovely homely feel, comprising modern kitchen/bathroom and good sized living space. Other features include double glazing, gas central heating, laminate floors, modern furniture.

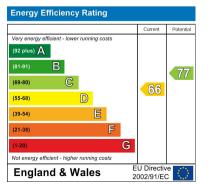
A short walk to Hornsey train station & Crouch End Broadway and it's large variety of restaurants, shops, and cafes.

#### Key Features

Tenureto be confirmedLease Expiresto be confirmedGround Rentto be confirmedService ChargeHaringeyLocal AuthorityBCouncil Tax



#### 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.

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