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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Quotes taken from independent Google reviews 2006 to 2016



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**64 Park Road, London N8**

**£425,000** FOR SALE

Flat

2 1 1



## 64 Park Road, London N8

£425,000

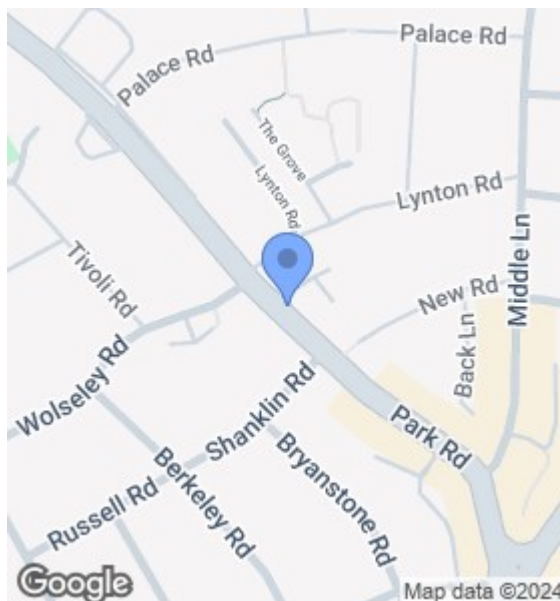
### Description

A bright and spacious two bedroom apartment, set on the third floor of the well maintained purpose built block, Coulsden Court, N8. This ideal first-time-buy or investment comprises a large reception room with ample dining space, a separate integrated kitchen, two good sized bedrooms, and a contemporary bathroom with bath and shower facilities. The apartment comes with access to residents SECURE OFF-STREET PARKING to the rear of the block, and COMMUNAL GARDEN SPACE. The flat also benefits from panoramic Alexandra Palace views. Leasehold 150 years remaining.

Coulsden Court is located just a stones throw from the popular Crouch End Broadway with all of its restaurants, pubs, and coffee shops. The transport links of Crouch Hill and Haringey provide easy access into London and its surroundings. Crouch End playing fields and Highgate Woods are within easy reach, as is the scenic Parkland Walk.

### Key Features

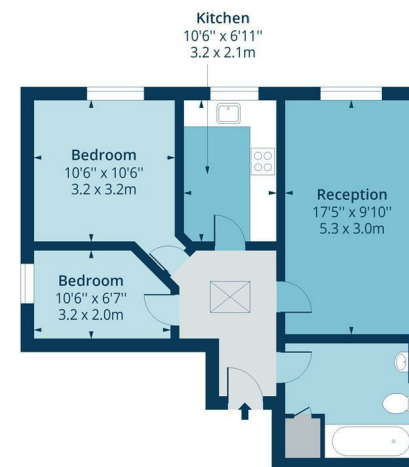
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	D



### Floorplan

#### Coulsden Court, N8

Approx. Gross Internal Area 614 Sq Ft - 57.04 Sq M



#### Third Floor

Floor Area 614 Sq Ft - 57.04 Sq M

For Illustrational Purposes Only - Not To Scale  
lpaplus.com

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(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.