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*professional* *fresh air*  
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Quotes taken from independent Google reviews 2006 to 2016



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**Priory Road, N8**  
**£1,850** FOR SALE  
Flat - Conversion

2 1 1



# Priory Road, N8

£1,850 Per

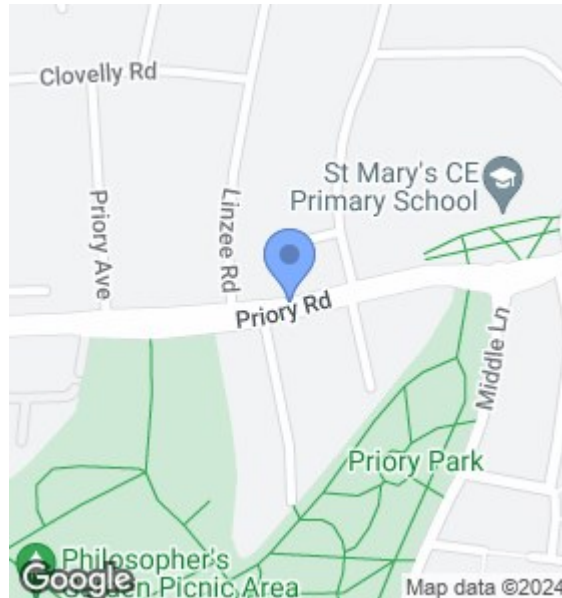
## Description

NEWLY DECORATED THROUGHOUT. A large two bedroom flat located on Priory Road, moments from Hornsey high street & Priory Park. The property comprises a large reception room, two good size bedrooms, a modern bathroom with bath and shower, and a large kitchen-diner with plenty of storage. Other benefits include gas central heating and double glazed windows throughout.

Conveniently located next to Hornsey High Street and train station. Also has easy access to Crouch End Broadway and Muswell Hill, with Alexandra Palace and Park within walking distance.

## 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

### Priory Road, N8

Approx. Gross Internal Area 908 Sq Ft - 84.35 Sq M



### Third Floor

Floor Area 908 Sq Ft - 84.35 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		69	75
(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.