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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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Lansdowne Road, London N17

£1,900 FOR SALE

Flat - Duplex

3 1 1



Lansdowne Road, London N17

£1,900 Per

Description

A large split-level three bedroom flat. The property comprises three bedrooms, a large reception room, separate kitchen, modern shower room, separate WC and a generously sized rear garden. Other features include laminate flooring & gas central heating throughout. Ideal for families or couples.

Conveniently located, being just a short walk to Bruce Grove train station. All the amenities, restaurants, and shops of both Tottenham High Road and Lordship Lane are on the doorstep.

Key Features

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



Floorplan

Lansdowne Road, N17
Approx. Gross Internal Area 903 Sq Ft - 83.89 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.
ipaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	72
(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.