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**Ravenstone Road, London N8**

**£1,400** FOR SALE

Studio

0 1 1



# Ravenstone Road, London N8

## £1,400 Per

### Description

A generously sized ground floor converted studio flat, located on Ravenstone Road in Hornsey, N8. This flat comprises a separate open plan reception area with kitchen, a large double bedrooms, a bathroom/shower room, and access to a large SHARED GARDEN. The flat comes with the added bonus of an OFF-STREET PARKING on the driveway. The rent INCLUDES gas and water bills. \*Please note that the kitchen and bathroom will be re-vamped for new tenants before their tenancy starts.

Conveniently located within walking distance to Hornsey high street and Turnpike Lane, with Wood Green also close by. Local residents are spoilt for choice with transport links - Turnpike Lane and Wood Green tube stations, as well as Hornsey train station, all being within walking distance.

### Key Features

- Gas and water bills included in the rent
- Parking space on driveway
- Shared garden
- \*Kitchen and bathroom will be re-vamped for new tenants!

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



### Floorplan

### EPC

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