

# Your local property experts

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You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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*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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**The Manor, 71 High Street, London N8**

**£1,575** LET AGREED

Flat

1 1 1



# The Manor, 71 High Street, London £1,575 Per

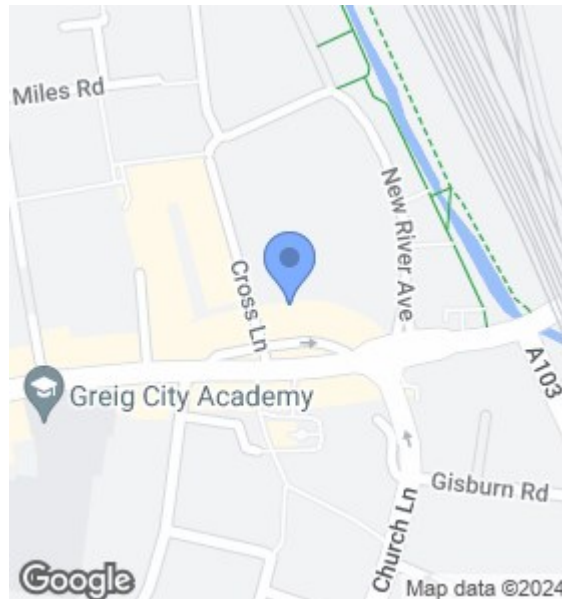
## Description

A excellently presented one bedroom flat set on the TOP FLOOR of a large detached period house known as 'The Manor'. The property is flooded with natural light and is in good condition throughout, comprising an open plan living room, a well equipped integrated kitchen,, a good size double bedroom and a modern bathroom. Private gated entrance with beautiful communal hallway. Comes with an OFF-STREET PARKING SPACE.

The property is located within easy walking distance of transport links - Hornsey train station and Turnpike Lane tube station. Local amenities are an abundance with Hornsey high street, Crouch End Broadway, and Wood Green all within close proximity. Alexandra Palace and Priory Park are nearby, which are good choices for open green space.

## Key Features

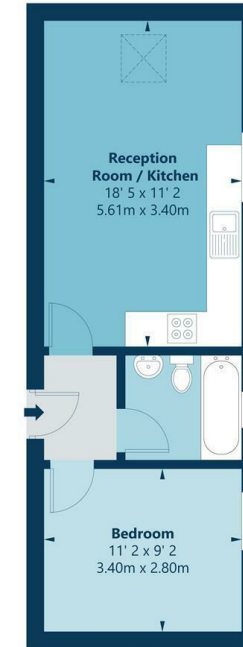
<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Haringey
<b>Local Authority</b>	C
<b>Council Tax</b>	



## Floorplan

### High Street, Hornsey

Approx. Gross Internal Area 385 Sq Ft - 35.8 Sq M



**Second Floor**

For Illustrational Purposes Only - Not To Scale  
lpapius.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	<b>61</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.