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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



PhilipAlexander Estate Agents 52 High Street, Hornsey London N8 7NX



020 8342 9444 www.philipalexander.net









Nightingale Lane, London N8

£325,000 FOR SALE

Flat - Purpose Built









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Nightingale Lane, London N8

£325,000

Description

CHAIN FREE! A modern studio bedroom apartment located within a recently built development on Nightingale Lane, N8. The property comprises a large open plan reception room with fully integrated kitchen, a separate sleeping area split from the reception room by a stylish glass partition sliding door, a luxurious bathroom suite with extra features (heated towel rail and mirror cabinet). The apartment also benefits from its own private decked terrace.

Ideally located within walking distance to Hornsey & Alexandra Palace train stations. The popular Crouch End Broadway and Muswell Hill Broadway are a short walk away, offering an abundance of restaurants, cafes and supermarkets. The green spaces of Priory Park and Alexandra are also within close proximity.

Key Features

Tenure Leasehold **Lease Expires** to be confirmed **Ground Rent** to be confirmed **Service Charge** to be confirmed Local Authority 0

Council Tax







Floorplan

Spring Apartments rox. Gross Internal Area 409 Sq Ft - 38.00 Sq M (Excluding Balcony) rox. Gross Internal Area 484 Sq Ft - 44.96 Sq M (Including Balcony)



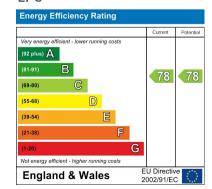




First Floor Floor Area 409 Sq Ft - 38.00 Sq M

For Ilustrational Purposes Only - Not To Scale lpaplus.com

EPC



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.