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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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020 8342 9444
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Nightingale Lane, London N8

£325,000 FOR SALE

Flat - Purpose Built

0 1 1



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

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



First Floor

Floor Area 409 Sq Ft - 38.00 Sq M

For Illustrational Purposes Only - Not To Scale
lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(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.