Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

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

Call **020 8342 9444** to speak to one of our friendly team.





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









Harringay Gardens, N8 £2,000 TO LET

Flat - Conversion







020 8342 9444 www.philipalexander.net



Harringay Gardens, London N8

£2,000pcm

Description

A nicely presented two-bedroom first floor converted flat, set on a quiet residential road just off Harringay Green Lanes. This property is in good condition throughout and comprises; a large bright reception room, a separate contemporary kitchen, two good sized bedrooms, and a modern bathroom with both bath and shower facilities.

Conveniently located within close walking distance to the huge variety of shops, cafes, and restaurants of Green Lanes, as well as an array of nearby transport links; stations such as Turnpike Lane tube, Haringey & Green Lanes train, and Hornsey train. Other local hotspots are easily accessible - Hornsey, Wood Green, and Crouch End.

Council Tax

Key Features

Tenure to be confirmed Lease Expires to be confirmed Ground Rent to be confirmed Service Charge Haringey C







Floorplan

Harringay Gardens, N8 Approx. Gross Internal Area 543 Sq Ft - 50.44 Sq M



Floor Area 529 Sq Ft - 49.14 Sq M



Ground Floor Entrance

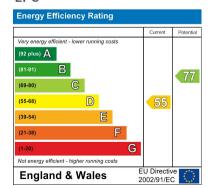
Floor Area 14 Sq Ft - 1.30 Sq M



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 sho however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only, 1 sq m = 10.76 sq feet.

| Dapalus.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.