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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



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Park Ridings, N8
£1,950 FOR SALE
Flat - Conversion

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Park Ridings, N8

£1,950 Per

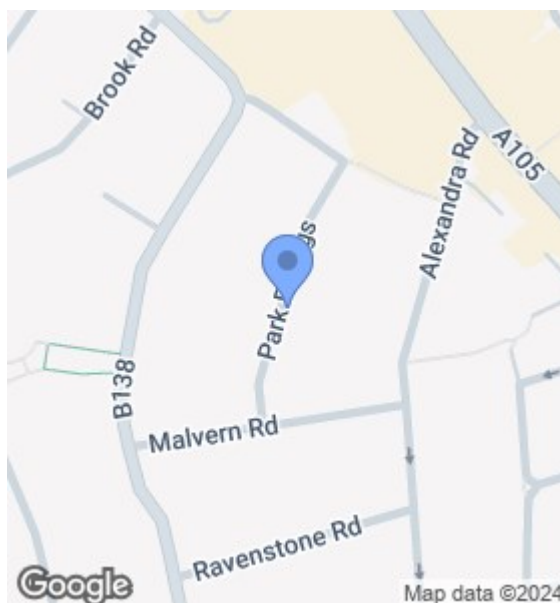
Description

A stunning SPLIT-LEVEL flat arranged over the upper floors of a converted Victorian property located on a quiet road on the borders of Hornsey and Wood Green. The property benefits from a bright reception room, a separate integrated kitchen diner, two good size double bedrooms (one with temper mattress, and one with double sofa bed), and a modern bathroom. Modern and spacious throughout, with lots of storage space and natural light. Hue lighting throughout the property (with hue switch in reception room). Tenants can set up smart heating if preferred as there is a google nest in the reception room and smart meter in kitchen to monitor usage.

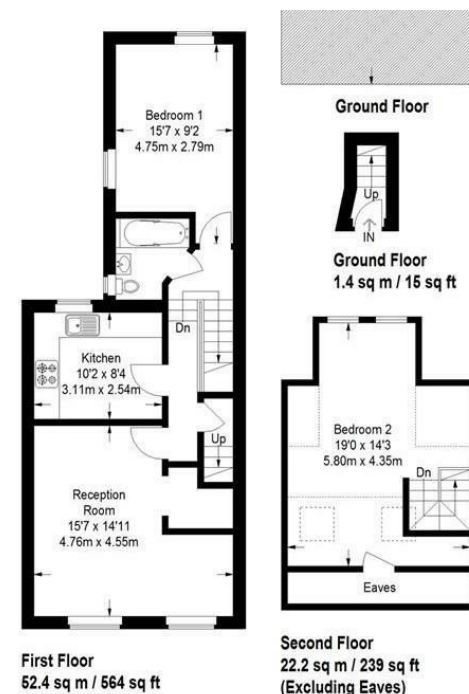
Conveniently located within proximity of Wood Green High Street. Turnpike Lane tube station (Zone 3, Piccadilly Line) and Hornsey train station are within easy walking distance and offer easy access in central London.

Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Harringay
Local Authority	B
Council Tax	



Floorplan



□ = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID362017)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	74	78

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.