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

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

020 8342 9444 www.philipalexander.net







philipalexander
thinking local

Church Lane, London N8 £950,000 FOR SALE Maisonette



Church Lane, London N8



£950.000

020 8342 9444 www.philipalexander.net

Church Lane, N8

Approx. Gross Internal Area 1752 Sg Ft - 162.76 Sg M

philipalexander
thinking local

20' x 12'1 6 1 x 3 9m

Third Floor

Floor Area 260 Sq Ft - 24.15 Sq M

Floorplan

Description

A nicely presented three-bedroom maisonette, located on Church Lane, N8. This ideal family home is set over three storeys and includes a large boarded loft room and a generously sized private rear garden (northwest facing). CHAIN FREE - FREEHOLD.

Internally, the property offers a substantial amount of living space (1752 sq. ft), and comprises a large 20 ft reception room, a separate integrated kitchen-diner, a modern bathroom (with separate WC), and three spacious double bedrooms. The loft room is easily accessible and large enough for occupants to be flexible with its usage (storage, office space). Double-glazed and gas central heating throughout (new boiler system installed in the last 1-2 years).

Ideally located within walking distance to both the transport links of Hornsey (train station - easy access into the City and West End) and the wide range of amenities of Crouch End. Other local hotspots are nearby such as Muswell Hill and Alexandra Palace/Park.

Key Features

Chain free and freehold

- Private rear garden
- Split-level (three storeys)
- Large loft room
- Walking distance to Hornsey train station
- Walking distance to Crouch End Broadway



Freehold to be confirmed to be confirmed to be confirmed Haringey Е



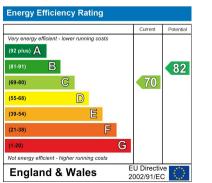
First Floor Floor Area 29 So Ft - 2.69 So M Floor Area 865 Sg Ft - 80.36 Sg M Measured according to RICS IPMS2. Floor plan is for illustrative purpose however all measurements, fixtures, fittings and data shown are an app lpaplus.com

Floor Area 598 Sg Ft - 55,55 Sg M ses only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown proximate interpretation for illustrative purposes only. 1 so m = 10.76 so feet.

Second Floor

Bedroom 20'4" x 17'5" 6.2 x 5.3m

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.





