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Quotes taken from independent Google reviews 2006 to 2016



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Church Lane, London N8

£950,000 FOR SALE

Maisonette

3 1 1



Church Lane, London N8

£950,000

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

Tenure Freehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority Haringey
Council Tax E




Floorplan

Church Lane, N8

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



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	

Current: 70, Potential: 82

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.