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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

£425,000 FOR SALE

Apartment - Purpose Built

 1  1  2



Nightingale Lane, London N8

£425,000

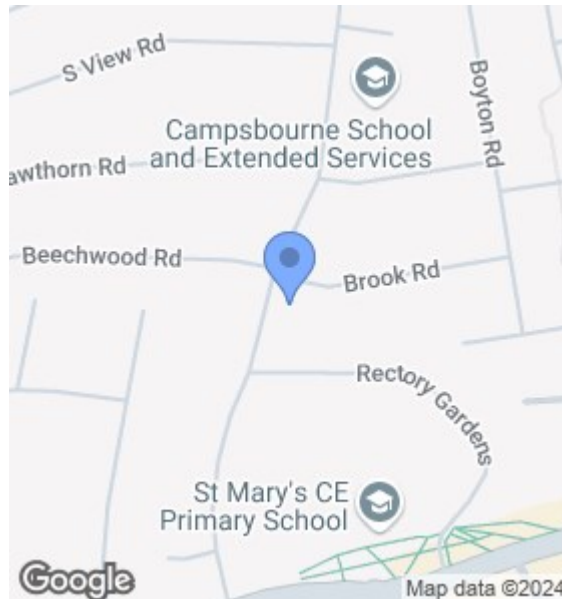
Description

CHAIN FREE! A modern one 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 good sized double bedroom with en-suite bathroom and a separate luxurious bathroom suite. The apartment also benefits from its own private decked balcony. Option to purchase share of freehold available too, further information available upon request.

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

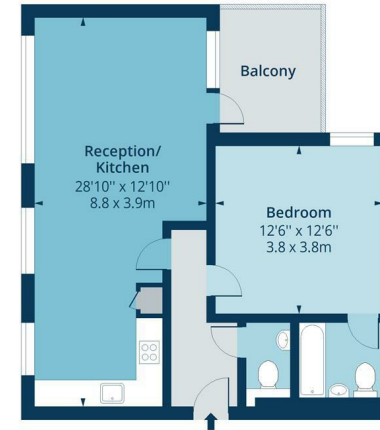
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	B



Floorplan

Spring Apartments, N8

Approx. Gross Internal Area 623 Sq Ft - 57.88 Sq M
Approx. Gross Balcony Area 69 Sq Ft - 6.41 Sq M



First Floor

Floor Area 623 Sq Ft - 57.88 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 shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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.