

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

philipalexander
Thinking local

020 8342 9444
www.philipalexander.net

philipalexander
Thinking local



Alexandra Road, London N8

£375,000 FOR SALE

Flat - Conversion

1 1 1



Alexandra Road, London N8

£375,000

Description

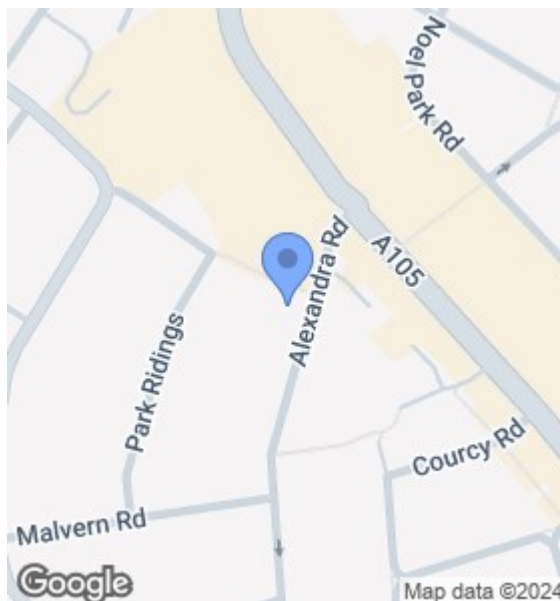
An excellently presented one bedroom converted flat, set on the ground floor of a terraced house on Alexandra Road, N8. This modern flat comprise a large open-plan reception room with feature fireplace and large bay windows, an integrated kitchen with access to the rear garden, a separate WC, a good size double bedroom, and a large modern bathroom with wet-room style shower. Despite refurbishing, the current owners have kept some original period features such as the coving and architraves. LARGE PRIVATE REAR GARDEN (60 ft). No service charge/ground rent.

Perfectly located for a convenient mix of amenities and transports links. Alexandra Road is within close proximity to a number of popular high street locations including, Wood Green (The Mall Shopping Centre), Hornsey High Street, Harringay Green Lanes, and Crouch End Broadway. A hub of transports links are to chose from with Wood Green tube, Turnpike Lane tube, Hornsey mainline, and Harringay/Green Lanes mainlines all within walking distance.

Key Features

- Large rear garden
- No service charge or ground rent

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



Floorplan

Alexandra Road
Approx. Gross Internal Area 452 Sq Ft - 42 Sq M

philipalexander
thinking local



Ground Floor
For Illustrational Purposes Only - Not To Scale
lpaplus.com

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	75	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.