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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

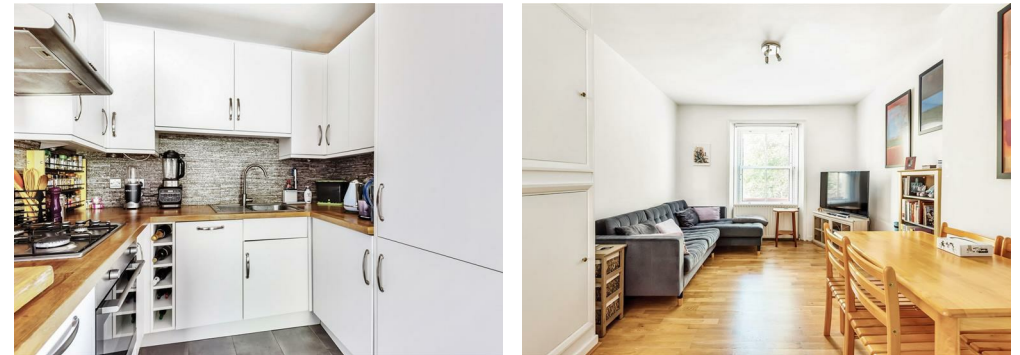


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4 Harold Road, London N8

£475,000 FOR SALE

Flat - Conversion

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4 Harold Road, London N8

£475,000

Description

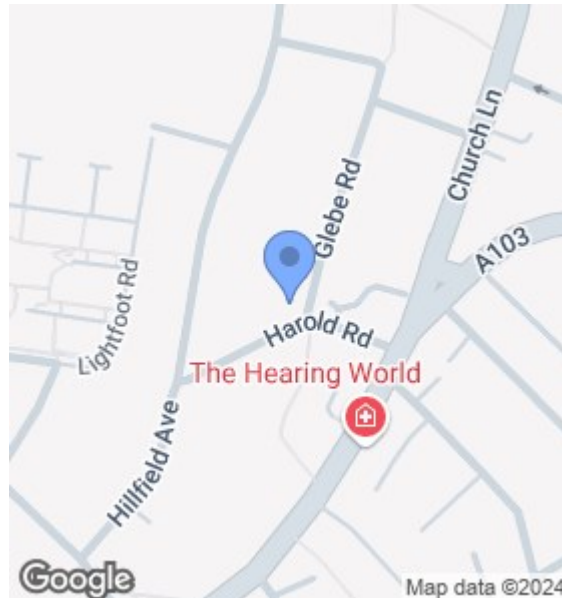
CHAIN FREE! An excellently presented two bedroom SPLIT LEVEL converted flat, set on Harold Road in Crouch End N8. The property offers approximately 600 (sq.ft) of internal living space, and comprises; a large bright open-plan reception room with fully integrated kitchen, two good sized bedrooms (one with built in storage space) and a modern bathroom with both bath and shower facilities, Gas central heating and ample built-in storage space throughout. SHARE OF FREEHOLD.

Conveniently located within close proximity the transport links of Hornsey (train station) and the amenities of the popular Crouch End Broadway - restaurants, pubs, independent cafes and coffee shops. The open green spaces of Priory Park and Alexandra Palace are also easily accessible.

Key Features

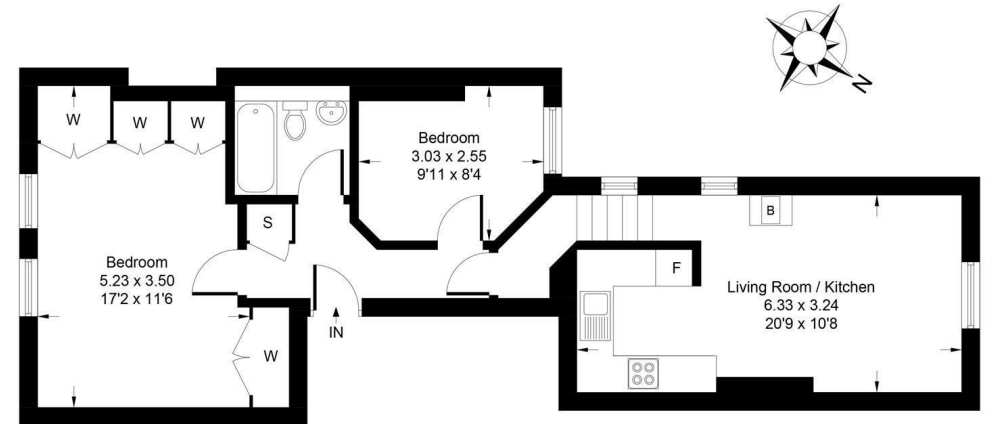
- Share of freehold (110 years on lease)
- Service charge £50 per month (includes building insurance)
- No ground rent
- Council tax band C - Haringey
- Approximately 600 sq.ft

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



Floorplan

Approximate Gross Internal Area = 57.75 sq m / 622 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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.