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Quotes taken from independent Google reviews 2006 to 2016



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**Alexandra Road, Hornsey, N8**  
**£1650pcm** To Let

Flat - Conversion

1 bed 1 sofa 1 bath



# 58 Alexandra Road, London N8

£1650

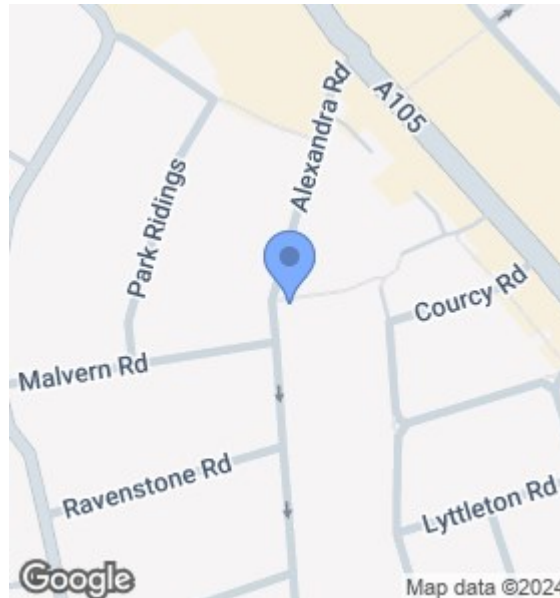
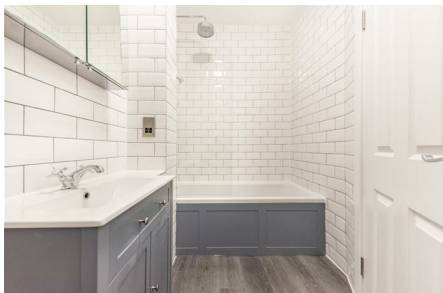
## Description

A top floor one bedroom converted flat, with uninterrupted scenic views of Alexandra Palace from the reception room. The property has previously undergone complete internal and (some) external REFURBISHMENT, and offers a generously sized open-plan reception room with feature fireplace and fully equipped integrated kitchen (including dishwasher), a large double bedroom with feature fireplace, a beautifully designed bathroom with both bath and shower facilities (and additional features; heated towel rail and built-in shaver plug point). Almost a BRAND NEW boiler and gas central heating system throughout, with new double glazed sash windows, and plenty of hallway storage space.

Ideally located within close walking distance to the amenities and transport links of both Wood Green (tube station and high street - 'The Mall' Shopping Centre) and Turnpike Lane (tube station). Haringey Green Lanes and Hornsey High Street and are also within close proximity. The green spaces of Alexandra Park and Finsbury Park are easily reachable.

## Key Features

<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Haringey
<b>Local Authority</b>	C
<b>Council Tax</b>	



## Floorplan

Alexandra Road, N8  
Approx. Gross Internal Area 614 Sq Ft - 57.04 Sq M

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**First Floor**  
Floor Area 33 Sq Ft - 3.07 Sq M

**Second Floor**  
Floor Area 581 Sq Ft - 53.97 Sq M

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		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.