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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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*transparent*

Quotes taken from independent Google reviews 2006 to 2016



PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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**Coleraine Road, London N8**

**£800,000** FOR SALE

House - Terraced

4 2 2



# Coleraine Road, London N8

£800,000

## Description

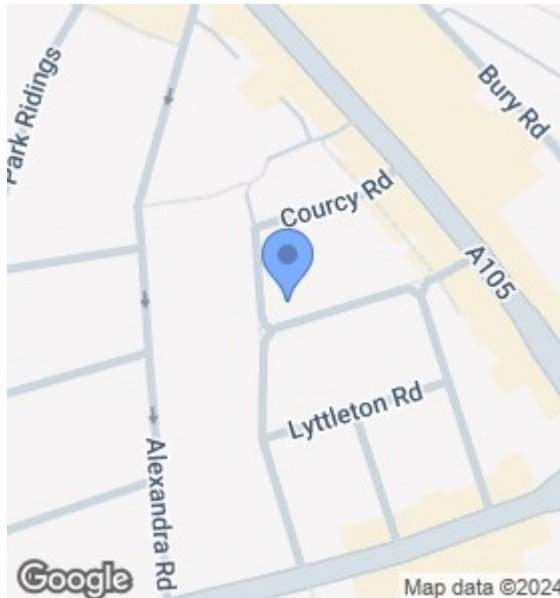
PhilipAlexander are pleased to present this generously sized two storey four bedroom terraced house, located on Coleraine Road in Hornsey, N8. CHAIN FREE. This ideal family home offers just under 1400 square foot of internal living space and comes with the added benefits of rear access to generously sized storage shed and a considerably large rear garden. The ground floor comprises a bright through lounge, a separate kitchen, large dining area and a downstairs WC/toilet. The first floor then consists of three large double bedrooms, a fourth single bedroom and a large family bathroom. Boiler recently installed in the last few years. Coleraine Road is in a great location on a popular street within easy walking distance of the many amenities along nearby Hornsey, Turnpike Lane, Wood Green and Green Lanes.

Transport links are excellent, with several tube, overground and rail stations within easy walking distance. The nearest is Turnpike Lane, a mere five

## Key Features

- Freehold
- Chain free
- Generously sized garden

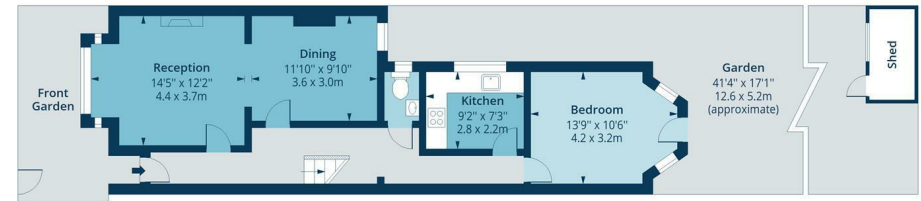
**Tenure** Freehold  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** to be confirmed  
**Local Authority** Haringey  
**Council Tax** E



## Floorplan

### Coleraine Road, N8

Approx. Gross Internal Area 1351 Sq Ft - 125.51 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			
(69-80) C			
(55-68) D		61	76
(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.