

# Your local property experts

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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



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**43A Tottenham Lane, N8**

**£1,600** FOR SALE

Flat - Conversion

1 bed 1 sofa 1 bath



## 43A Tottenham Lane, N8

£1,600 Per

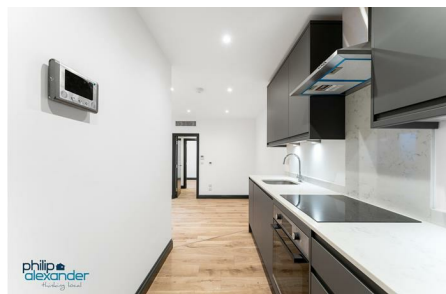
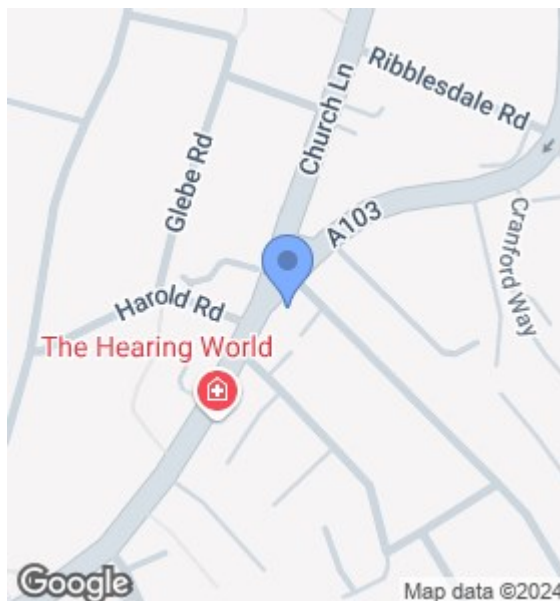
### Description

A excellently presented one bedroom ground floor flat located on Tottenham Lane, N8 – 3 minute walk to Hornsey train station & Crouch End Broadway. The property has been finished to a high specification throughout with premium features such as air conditioning, video entry phone and underfloor heating.

Conveniently located within close proximity to both Hornsey High Street (and Hornsey train station) and the popular Crouch End Broadway with it's endless supply of cafes, restaurants, and coffee shops.

### Key Features

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



### Floorplan

#### Tottenham Lane, Flat 1

Approx. Gross Internal Area 410 Sq Ft - 38.1 Sq M



For Illustrational Purposes Only - Not To Scale  
ipaplus.com

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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.