

Your local property experts

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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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32 Woodland Rise, N10

£1,750 FOR SALE

Flat - Garden

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32 Woodland Rise, N10

£1,750 Per

Description

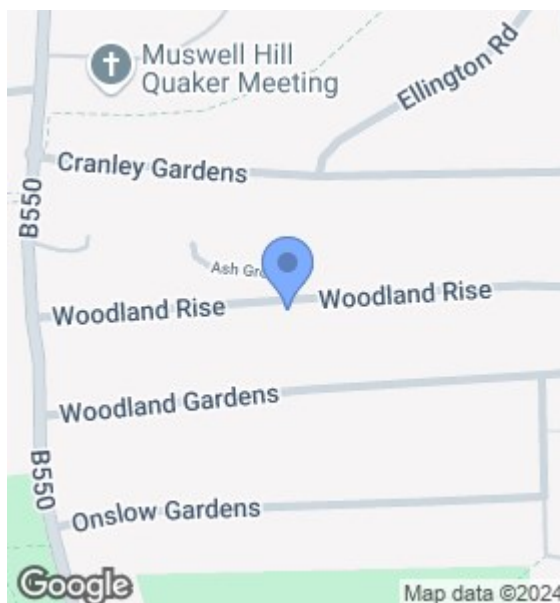
A lovely ground floor one bedroom flat located within equal walking distance of Highgate tube station and Muswell Hill Broadway.

The property is offered in good condition throughout benefiting from a large kitchen, separate living room, large bedroom, bathroom with both bath and shower, and a private garden with separate patio area.

Key Features

- 12 month tenancy length
- 5 weeks deposit
- Council tax band C (Haringey)

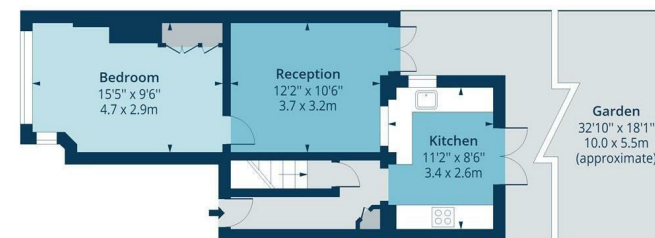
Tenure to be confirmed
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge Haringey
Local Authority C
Council Tax



Floorplan



Lower Ground Floor
Floor Area 121 Sq Ft - 11.24 Sq M




Ground Floor
Floor Area 475 Sq Ft - 44.13 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		73	79
(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.