

# 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



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

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**Imperial Road, London N22**

**£1,850** FOR SALE

Flat - Garden

2 1 1



# Imperial Road, London N22

£1,850 Per

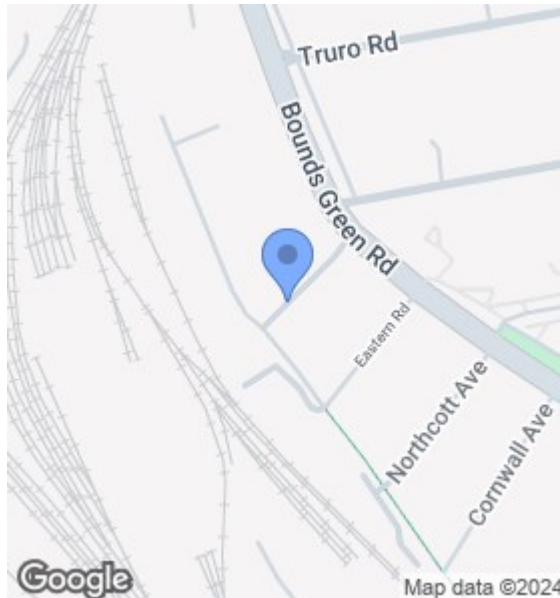
## Description

A beautifully presented spacious two bedroom converted flat, done to an excellent standard throughout, including a landscaped private patio garden. The property comprises a large bright reception room, a fully fitted integrated kitchen, a separate washing/utility room, a spacious double bedroom, a generously sized single bedroom, and stylish bathroom suite.

Ideally located close to Wood Green and Bounds Green tube stations and bus links, as well as the shops, pubs, and restaurants of N11 and N22.


## 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

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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.