

# Your local property experts

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*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Quotes taken from independent  
Google reviews 2006 to 2016



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**Birkbeck Road, London N8**

**£395,000** Offers In Excess Of

*Flat - Purpose Built*

2 1 1



Birkbeck Road, London N8

£395,000

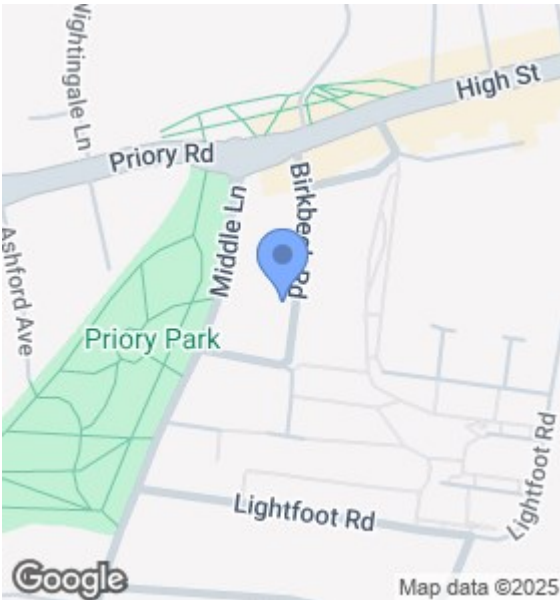
Description

A two bedroom first floor flat, set in a mansion building on Birkbeck Road, N8. The property offers a large bright reception room with sash windows, a separate contemporary kitchen-diner, two bedrooms and modern tiled bathroom with both bath and shower facilities.

Conveniently located within close walking distance to popular local high street amenities; Crouch End Broadway, Hornsey High Street, and Muswell Hill Broadway, as well as giving easy access to transport links such as Hornsey mainline and Turnpike Lane tube station (Piccadilly Line). The nearby open green spaces of Priory park and Alexandra Palace can be enjoyed as well.

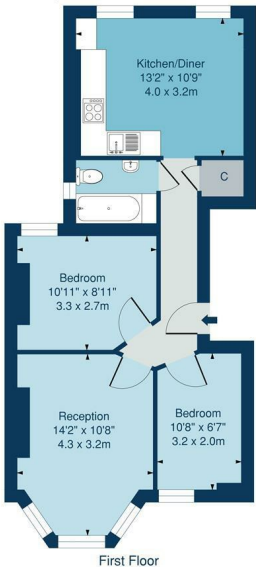
Key Features

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



Floorplan

**Birkbeck Road**  
Approx. Gross Internal Area 553 Sq Ft - 51.42 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 accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lplus.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                                   |  |                         |           |
| (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.