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

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**83 High Street, Hornsey N8**  
**£300,000** FOR SALE  
Flat - Conversion

1 bed 1 bath 1 kitchen



# 83 High Street, Hornsey N8

£300,000

## Description

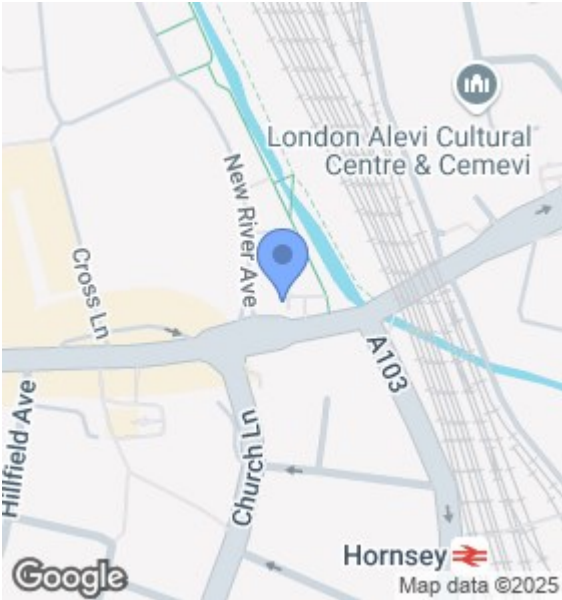
CHAIN FREE! A modern one bedroom ground floor apartment set within a charming Victorian building. The apartment benefits from a bright open-plan reception room, generously sized double bedroom, and a shared patio area. The flat comes with a secure underground parking space in the development behind it (New River Village). Comes with a shared garden space. LEASEHOLD 100+ YEARS.

The property is Located within a few minutes walk of shops, bars and restaurants on Hornsey High Street and Crouch End Broadway. For easy transport into central London - Hornsey train station and Turnpike Lane tube station (Piccadilly Line) are only a few minutes walk away.

## Key Features

- Underground parking space
- Shared garden

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



## Floorplan

Gatekeepers Lodge, N8  
Approx. Gross Internal Area 483 Sq Ft - 44.89 Sq M



Ground Floor  
Floor Area 483 Sq Ft - 44.89 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. [ipaplus.com](http://ipaplus.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.