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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.

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



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

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020 8342 9444
www.philipalexander.net

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110 Beresford Road, London N8
OIEO £600,000 FOR SALE

Flat - Duplex

3 1 2



110 Beresford Road, London N8 £625,000

Description

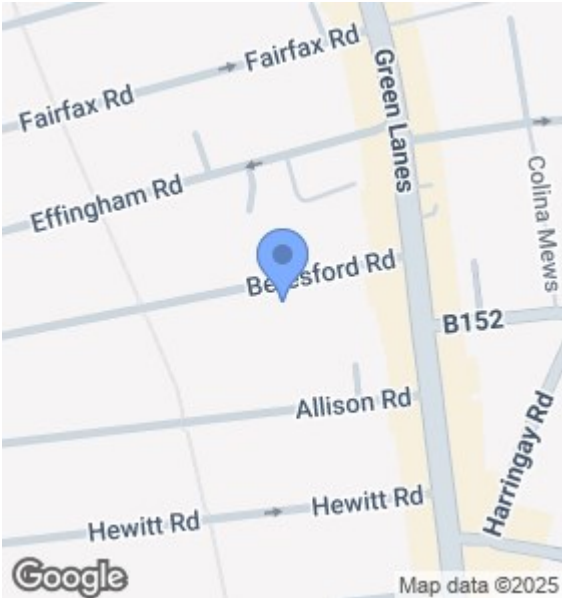
CHAIN FREE - An excellently presented three bedroom SPLIT-LEVEL flat, set in a converted Victorian terraced house on the popular 'Harringay Ladder'. This property boasts a perfect mix of original period features and modern specification, and offers over 1,000 square feet of internal living space. A unique listing for the market!

The first floor comprises a large open-plan reception room with floods of natural light through the bay windows, a beautifully designed fully-integrated kitchen (with breakfast bar), and plenty of space for dining and entertaining. The second bedroom is a generously sized double, nicely placed to the rear of the flat with pleasant views from the window, and the third bedroom has the luxury of choice - it can be used as a smart work-from-home office space, or a guest bedroom. The first floor has access to it's own bathroom suite; again beautifully designed and fully tiled throughout with full size bath

Key Features

- Viewings available from 27th December onwards

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



Floorplan



Total floor area 93.4 sq.m. (1,005 sq.ft.) approx

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.