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PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

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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020 8342 9444
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18 Apple Tree Road, London N17

£315,000 FOR SALE

Apartment - Purpose Built

1 1 1



18 Apple Tree Road, London N17 £315,000

Description

PhilipAlexander are delighted to present this one-bedroom Apartment to the market.

The accommodation consists of a spacious open-plan kitchen diner, with high ceilings and is fitted out with modern appliances. The space is flooded with natural light and looks out over the park.

The double bedroom is bright and airy, and also has special views overlooking the park. The bathroom is contemporary with a large walk-in shower and neutral décor.

Key Features

- CHAIN FREE
- MODERN DEVELOPMENT
- COMMUNAL TERRACE
- LONG LEASE

Tenure

Lease Expires

Ground Rent

Service Charge

Local Authority

Council Tax

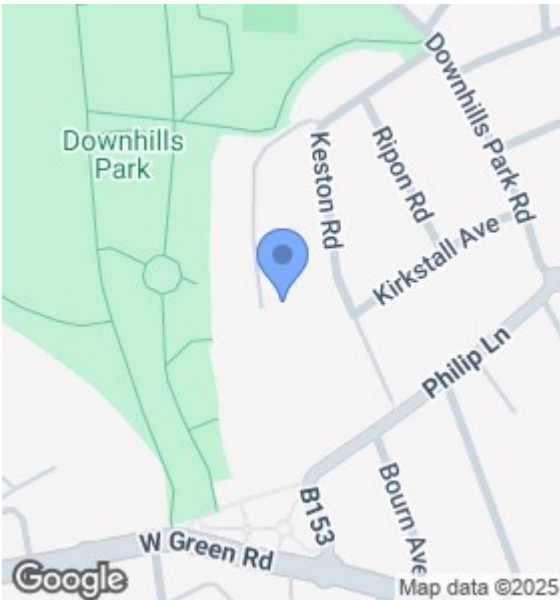
Leasehold

to be confirmed

to be confirmed

to be confirmed

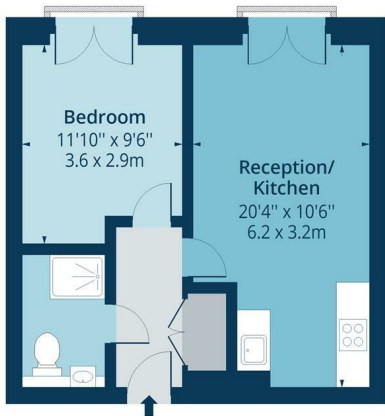
Haringey



Floorplan

Opal House, N17

Approx. Gross Internal Area 420 Sq Ft - 39.02 Sq M



Second Floor

Floor Area 420 Sq Ft - 39.02 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		85	85	
(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.