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Quotes taken from independent  
Google reviews 2006 to 2016



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**Nightingale Lane, London N8**

**£312,500** FOR SALE

Apartment

1 1 1



# Nightingale Lane, London N8

£312,500

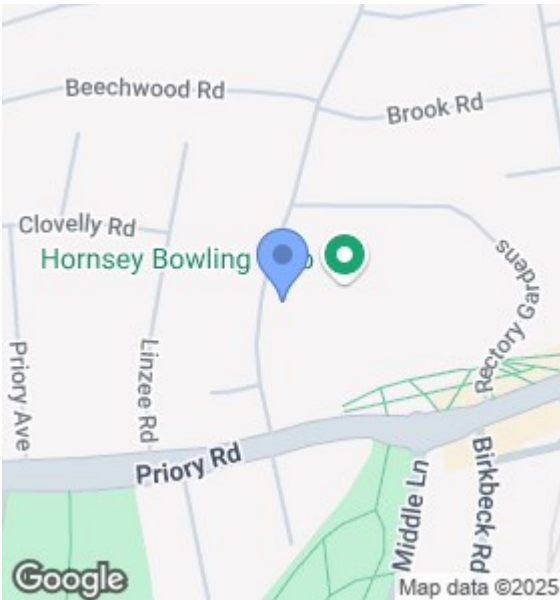
## Description

CHAIN FREE! An excellently presented and internally designed modern studio apartment located within a recently built development on Nightingale Lane, N8. The property comprises a large open-plan reception room with fully integrated kitchen, a separate sleeping area split from the reception room by a stylish glass partition sliding door, a luxurious bathroom suite with extra features (heated towel rail and mirror cabinet). The property comes kitted out with brand new high-spec furniture and benefits from its own private decked terrace which overlooks the blocks' communal garden.

Ideally located within walking distance to Hornsey & Alexandra Palace train stations. The popular Crouch End Broadway and Muswell Hill Broadway are a short walk away, offering an abundance of restaurants, cafes and supermarkets. The green spaces of Priory Park and Alexandra are also within close proximity.

## Key Features

<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>	



## Floorplan

### Spring Apartments, N8

Approx. Gross Internal Area 445 Sq Ft - 41.34 Sq M  
Approx. Gross Balcony Area 84 Sq Ft - 7.80 Sq M



### Ground Floor

Floor Area 445 Sq Ft - 41.34 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			
(81-91) B		78	78
(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.