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



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High Street, London N8

£435,000 FOR SALE

Share Of Freehold

2 1 1



High Street, London N8

£435,000

Description

Located in Crouch End is this wonderful light and airy Two-bedroom, conversion flat set within an imposing gated Georgian House, with off street parking.

This modern apartment comprises a large main reception. Contemporary fully fitted kitchen. Spacious fitted shower suite with rain head shower, large basin & storage.

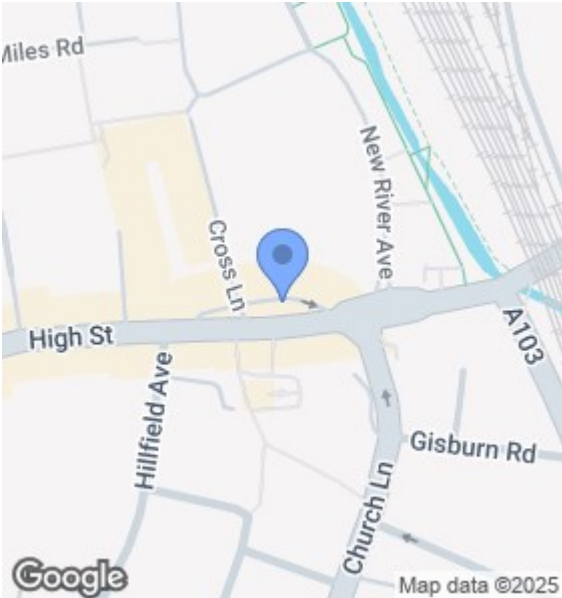
The property benefits from an abundance of natural light being south facing with wooden floors throughout, has an allocated parking space.

Key Features

Local amenities such as a large Sainsburys and local coffee shops and restaurants are located moments away, with Turnpike Lane tube and Hornsey rail station offering easy access into the City & West End.

- TWO BEDROOM FLAT
 - GRADE TWO LISTED BUILDING
 - MODERN THROUGHOUT
 - SOUTH FACING
 - RESERVED GATED PARKING
- Tenure**
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

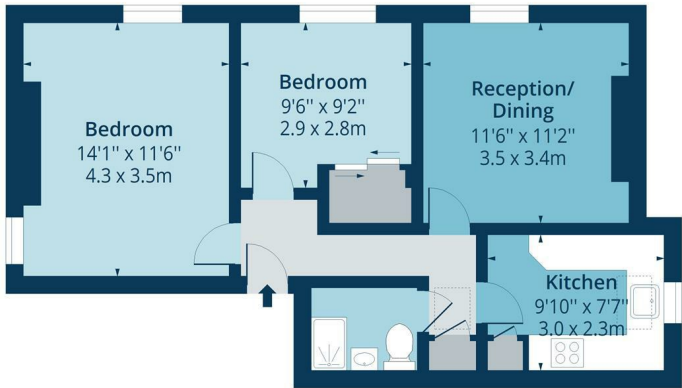
Leasehold - Share of Freehold
to be confirmed
to be confirmed
to be confirmed



Floorplan

The Manor, N8

Approx. Gross Internal Area 585 Sq Ft - 54.35 Sq M
Approx. Gross Balcony Area 29 Sq Ft - 2.69 Sq M



Second Floor

Floor Area 585 Sq Ft - 54.35 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			
(69-80) C			
(55-68) D		59	68
(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.