

Your local property experts

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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.

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



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

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020 8342 9444
www.philipalexander.net

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Birkbeck Road, London N8

£400,000 Offers In Excess Of

Flat - Garden

2 1 1



Birkbeck Road, London N8 £400,000

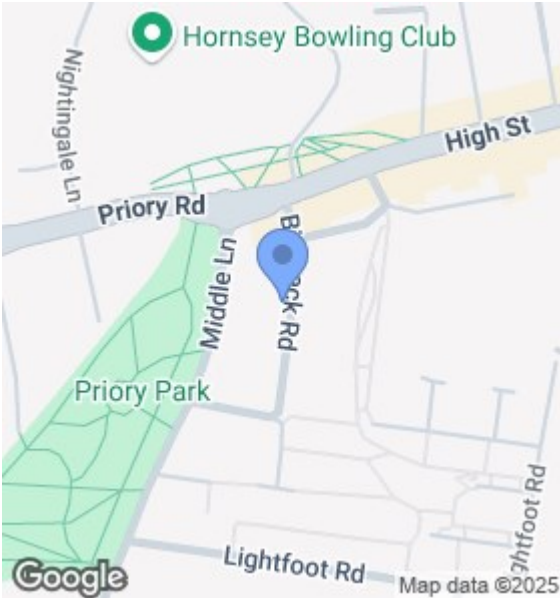
Description

CHAIN FREE! A two bedroom ground floor garden flat, set in a mansion building on Birkbeck Road, N8. The property offers a large bright reception room with original stripped floorboards, a modern separate kitchen, two bedrooms and tiled bathroom with both bath and shower facilities. An additional benefit is the generously sized PRIVATE REAR GARDEN, which also offers exceptional exterior storage space.

Conveniently located within close walking distance to popular local high street amenities; Crouch End Broadway, Hornsey High Street, and Muswell Hill Broadway, as well as giving easy access to transport links such as Hornsey mainline and Turnpike Lane tube station (Piccadilly Line). The nearby open green spaces of Priory park and Alexandra Palace can be enjoyed as well.

Key Features

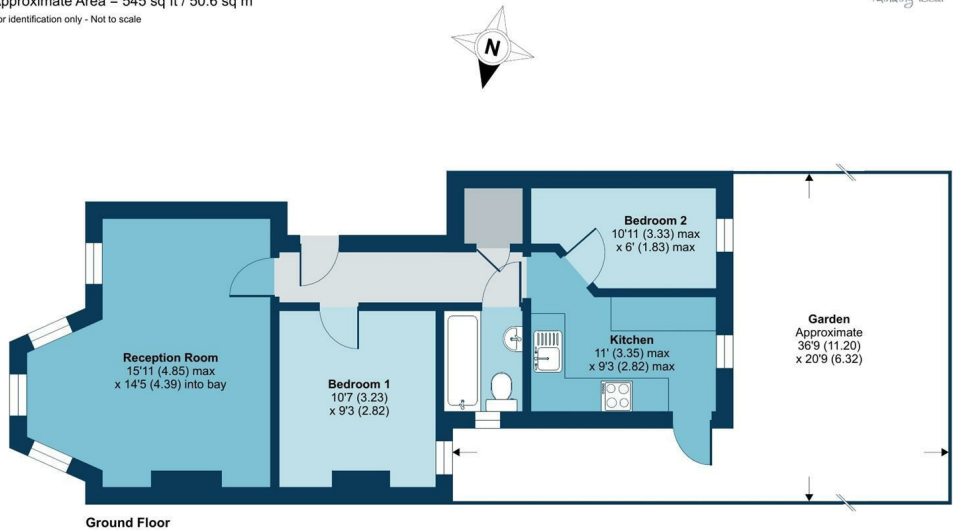
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	C



Floorplan

Birkbeck Road, London, N8

Approximate Area = 545 sq ft / 50.6 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Rinchecom 2022. Produced for Philip Alexander Estate Agents. REF: 922762

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.