

# Your local property experts

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You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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*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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thinking local

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**Chacewater, Boyton Road, London N8**

**£2,150** FOR SALE

*Apartment - Purpose Built*

3 1 1



# Chacewater, Boyton Road, London £2,150 Per

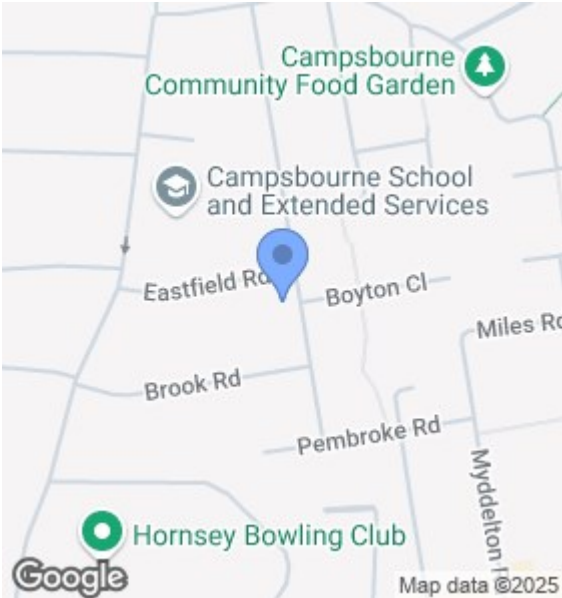
## Description

SUITABLE FOR HMO. A spacious three bedroom flat situated in a purpose built block located just moments from Hornsey High Street and the parkland of Alexandra Palace. The property offers two double bedrooms and one single room, a large reception room and good sized integrated kitchen. Additionally there is also a private balcony to the rear off the kitchen. Recently re-painted throughout.

Hornsey train station and Crouch End Broadway are also within close walking distance, and nearby hotspots such as Muswell Hill and Crouch End are easily accessible.

## Key Features

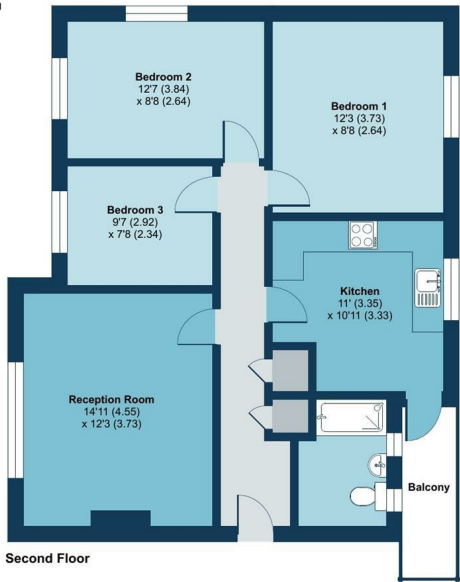
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	D
Council Tax	



## Floorplan

### Chacewater, Boyton Road, London, N8

Approximate Area = 796 sq ft / 73.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © 2023. Produced for Philip Alexander Estate Agents. REF: 1064923

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	66
(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.