

Your local property experts

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



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

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Priory Road, London N8

£1,800 FOR SALE

Flat - Conversion

1 1 1



Priory Road, London N8

£1,800 Per

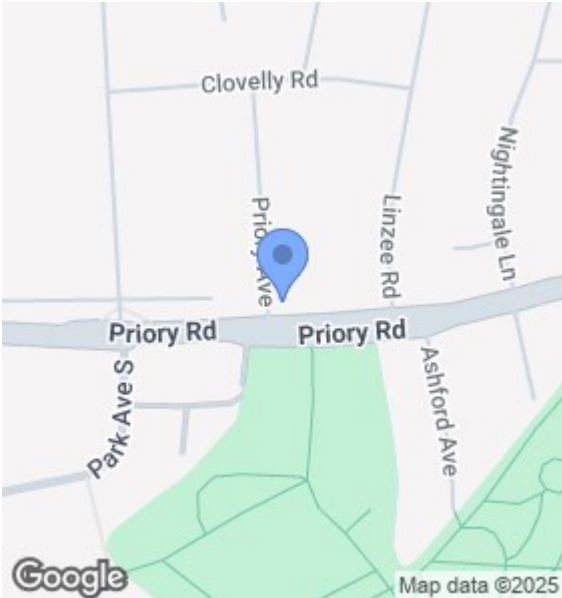
Description

An excellently presented one bedroom converted flat which has undergone complete high-spec refurbishment throughout, boasting a lovely mix of periodic and modern features. Ideal for a professional couple or single occupant, this beautiful property comprises a bright open-plan reception room with integrated kitchen (dishwasher included) and feature fireplace, a double-bedroom with separate walk-in wardrobe, and a stylish bathroom with a large walk-in shower. Additional features include a separate utility cupboard (with both a washing machine and dryer), and a large hallway storage cupboard. Double-glazed windows and underfloor heating throughout. There is some (limited) communal outside space to the front and side of the property.

Conveniently located within close proximity to the amenities and transport links of Hornsey and the Crouch End Broadway. Other local hotspots are easy to reach, including Muswell Hill and Alexandra Palace (and its parkland). The popular Priory Park is also just over the road.

Key Features

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



Floorplan

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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.