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

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The Campsbourne, N8
£185,000 FOR SALE
Flat

0 1 1



The Campsbourne, N8

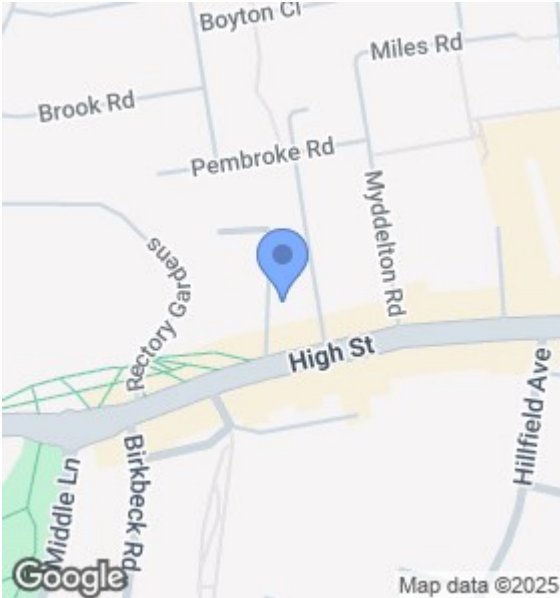
£185,000

Description

A bright and well-presented self-contained studio apartment set within a secure, gated private development. The property features a spacious open-plan studio room with stylish laminate flooring, a contemporary shower room, and a fully equipped modern kitchen. Ideally located just a short walk from Hornsey train station, the local high street, and the green open spaces of Priory Park, this apartment offers both comfort and convenience in a desirable location. The property will be sold with a brand new lease, and optional parking space available to buy for an additional cost.

Key Features

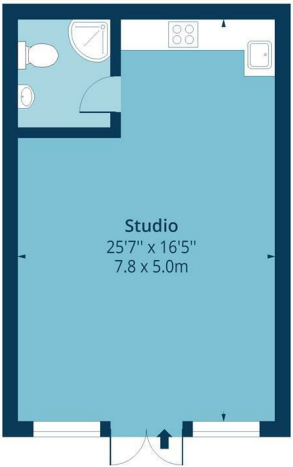
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	B



Floorplan

Palace Gates, N8

Approx. Gross Internal Area 420 Sq Ft - 39.02 Sq M



Ground Floor

Floor Area 420 Sq Ft - 39.02 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	55	69
(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.