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faultless service  
straightforward  
honest a breath of  
professional fresh air  
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friendly dependable  
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thinking local

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**Falkland Road, London N8**

**£1,650** FOR SALE

Flat - Garden

1 1 1



# Falkland Road, London N8 £1,650 Per

## Description

A generously sized ground floor one bedroom flat located ten minutes walk to either Hornsey train station or Turnpike Lane tube station.

The property benefits from a good size reception room, a separate kitchen with dining room, a double bedroom, and a large private garden.

## Key Features

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

## Floorplan



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	76
(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.