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*professional* *fresh air*  
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*friendly* *dependable*  
*responsive*  
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Quotes taken from independent  
Google reviews 2006 to 2016



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**Lascotts Road, London N22**

**£1,500** FOR SALE

Flat - Conversion

1 1 1



# Lascotts Road, London N22

£1,500 Per

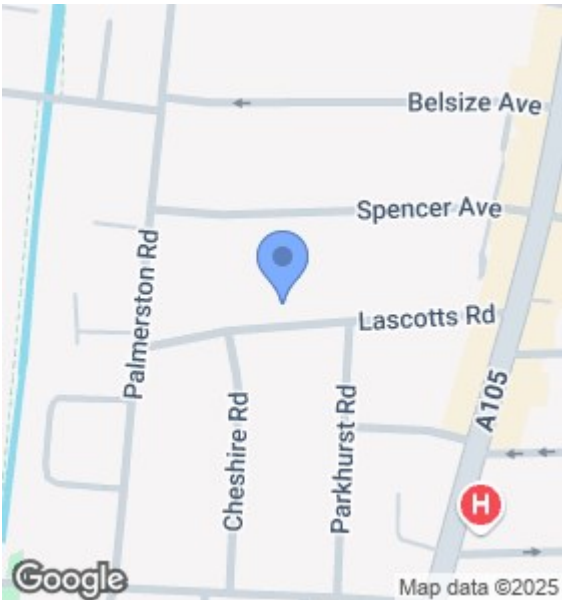
## Description

A nicely presented one bedroom split level flat, set on the upper floors of a period conversion. Ideal for a professional couple or single occupant, the flat comprises an open-plan reception room with modern kitchen, a double bedroom, and a contemporary bathroom with both bath and shower facilities.

Conveniently located within close proximity to the high street amenities and transport links of both Wood Green and Bounds Green, as well as providing easy access to the A406 (North Circular). Palmers Green is also nearby.

## Key Features

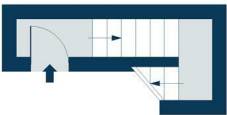
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	B
Council Tax	



## Floorplan

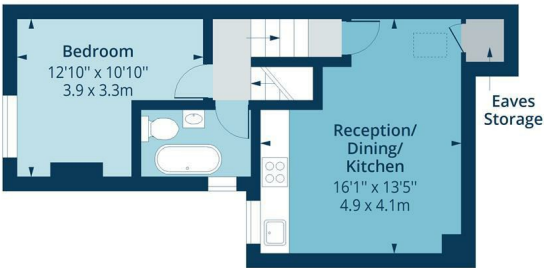
### Lascotts Road, N22

Approx. Gross Internal Area 460 Sq Ft - 42.73 Sq M



### Ground Floor

Floor Area 50 Sq Ft - 4.65 Sq M



### First Floor/ Second Floor

Floor Area 410 Sq Ft - 38.09 Sq M  
(Including Eaves Storage)



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		
(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.