

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



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philipalexander
thinking local

020 8342 9444
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Saw Mill Way, London N16

£1,650 FOR SALE

Flat - Purpose Built

1 1 1



Saw Mill Way, London N16

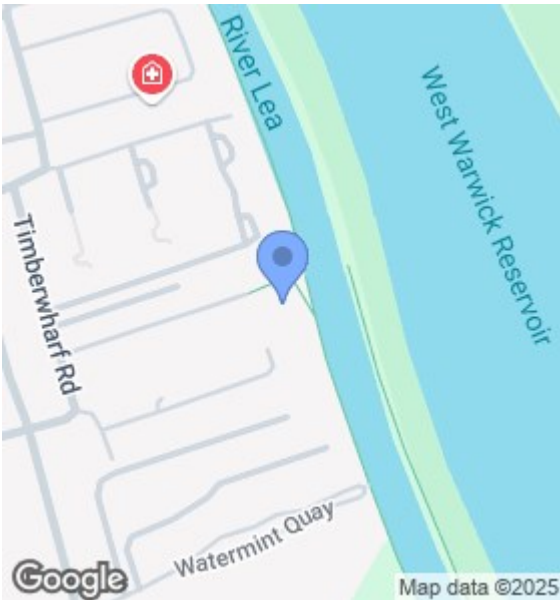
£1,650

Description

A spacious and bright one bedroom apartment located with a quiet modern development. the property is located beside the River Lea and only a short walk from Stamford Hill and South Tottenham overground stations. Markfield Park and Springfield Park are also close by.

Key Features

| | |
|-----------------|-----------------|
| Tenure | to be confirmed |
| Lease Expires | to be confirmed |
| Ground Rent | to be confirmed |
| Service Charge | C |
| Local Authority | |
| Council Tax | |



Floorplan

Elder Court

Approx. Gross Internal Area 593 Sq Ft - 55.09 Sq M



Third Floor

Floor Area 593 Sq Ft - 55.09 Sq M

For Illustrational Purposes Only - Not To Scale
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.