

# Your local property experts

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*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

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**Rathcoole Avenue, London N8**

**£1,100,000** (FOR SALE)

House - Mid Terrace

4 3 2



Rathcoole Avenue, London N8 £1,100,000

Description

CHAIN FREE – Substantial 4/5-Bedroom Home in Prime Crouch End Location

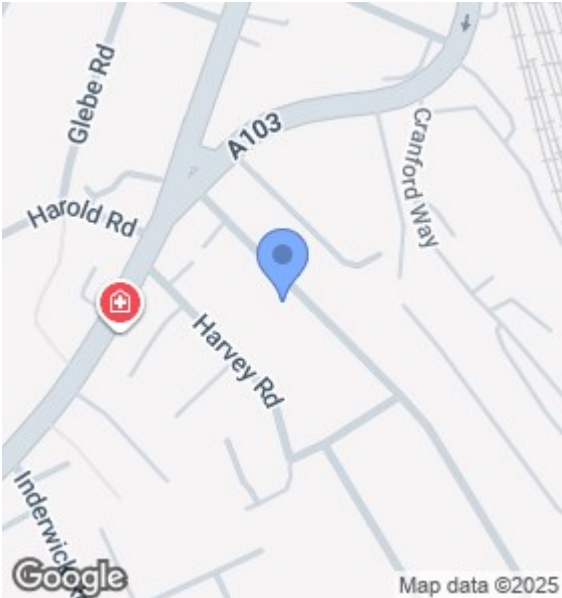
A rare opportunity to acquire this spacious terraced house on one of Crouch End's most sought-after roads. With almost 1,800 sq.ft of internal space, this versatile property offers generous proportions throughout and is ideal for buyers looking to create a long-term family home tailored to their own style and needs.

The accommodation is currently arranged as either a four or five-bedroom home, and comprises:

- Bright and expansive reception rooms

Key Features

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



Floorplan

Rathcoole Avenue, N8

Approx. Gross Internal Area 1759 Sq Ft - 163.41 Sq M  
Approx. Gross Eaves Storage Area 164 Sq Ft - 15.24 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			
(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.