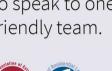
# Your local property experts

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



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



020 8342 9444 www.philipalexander.net









## **Tottenham Lane, London N8**

£475,000 FOR SALE

Flat - Conversion







020 8342 9444 www.philipalexander.net



## **Tottenham Lane, London N8**

£475,000

#### Description

This charming two-bedroom flat is situated on the desirable Tottenham Lane, N8. The property boasts a bright and airy feel, with generously sized rooms throughout and high ceilings. It comprises two spacious double bedrooms, a large and inviting reception room with dual-aspect windows, a modern fully equipped kitchen, and a contemporary bathroom fitted with a white three piece suite.

Within easy walking distance of the vibrant amenities along Crouch End Broadway. For commuters, Hornsey train station is just a five-minute stroll away. Additionally, the beautiful green spaces of Priory Park and Alexandra Park are nearby, offering the ideal spot for outdoor relaxation & family time!

Council Tax

#### **Key Features**

Tenure Leasehold
Lease Expires 89 Years remaining
Ground Rent £300.00
Service Charge
Local Authority







#### Floorplan

## Tottenham Lane, N8 Approx. Gross Internal Area 826 Sq Ft - 76.74 Sq M







#### Second Floor

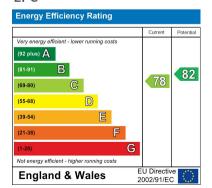
Floor Area 826 Sq Ft - 76.74 Sq M



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.

[pap]us.com

#### **EPC**



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.