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



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**Palace Road, London N8**

**£550,000** FOR SALE

Flat - Garden

2 1 1



# Palace Road, London N8

£550,000

## Description

Charming 2-Bedroom Ground Floor Flat with Private Garden in the Heart of Crouch End – Chain Free

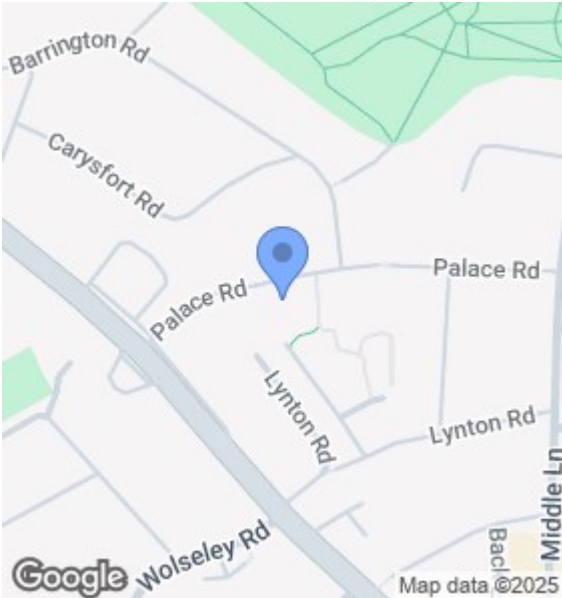
Situated on a quiet residential street in the highly sought-after area of Crouch End, this delightful two-bedroom ground floor flat offers a rare opportunity to enjoy stylish living with the benefit of its own private entrance and a generous rear garden – perfect for outdoor entertaining or relaxing in privacy.

The property boasts a bright and spacious living area, kitchen/diner, two comfortable bedrooms, and a modern shower room. The flat also offers basement storage, The private garden provides a peaceful retreat, while the property's own front door adds a sense of independence and convenience.

## Key Features

- Chain Free
- Two Bedroom Ground Floor Flat
- Private Rear Garden
- Sought After Crouch End Location
- Close to Local Amenities

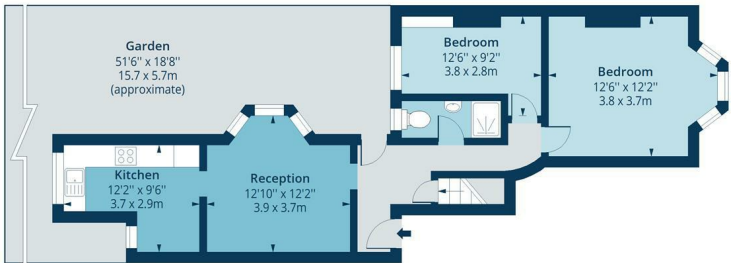
**Tenure** Share of Freehold  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** to be confirmed  
**Local Authority**  
**Council Tax**



## Floorplan

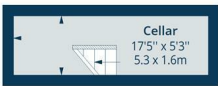
### Palace Road, N8

Approx. Gross Internal Area 730 Sq Ft - 67.82 Sq M



Ground Floor

Floor Area 639 Sq Ft - 59.36 Sq M



Cellar

Floor Area 91 Sq Ft - 8.45 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.

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## 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.