

# Your local property experts

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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](http://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

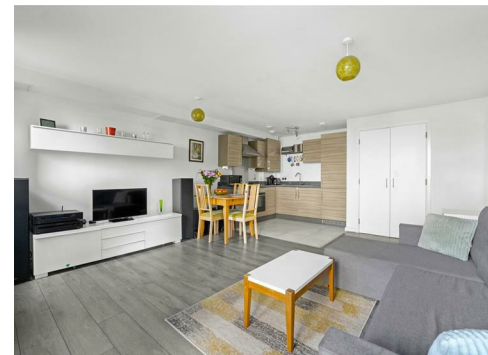


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thinking local

020 8342 9444  
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**Carville Street, London N4**

**£187,500** FOR SALE

*Flat - Purpose Built*

1 1 0



# Carville Street, London N4

## £187,500

### Description

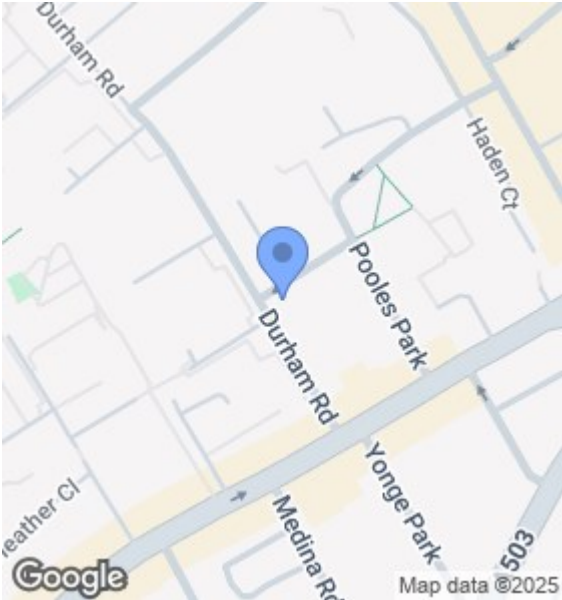
Modern 1-Bedroom Flat with Balcony Shared Ownership (50% share) – Chain Free – Finsbury Park, N4

A beautifully presented one-bedroom apartment situated in the heart of Finsbury Park, N4. This stylish, modern flat offers a bright and spacious open-plan living area, a sleek fitted kitchen, and a private balcony perfect for morning coffee or evening relaxation.

Located just moments from Finsbury Park Station and a wide array of local amenities including cafés, shops, and green spaces, this property combines convenience with contemporary living. Offered chain free, it's an ideal opportunity for first-time buyers or investors seeking a prime North London location.

### Key Features

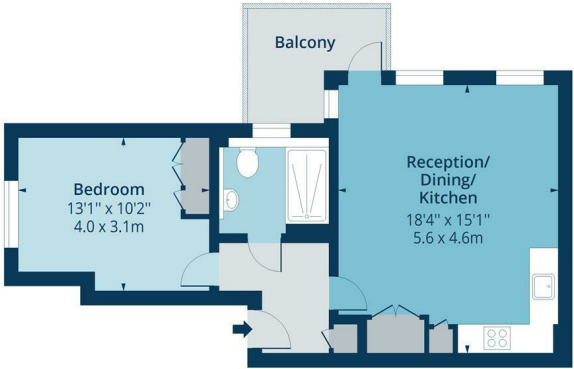
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



### Floorplan

#### Honeyfield, N4

Approx. Gross Internal Area 523 Sq Ft - 48.59 Sq M



First Floor  
Floor Area 523 Sq Ft - 48.59 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	80	80
(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.