

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

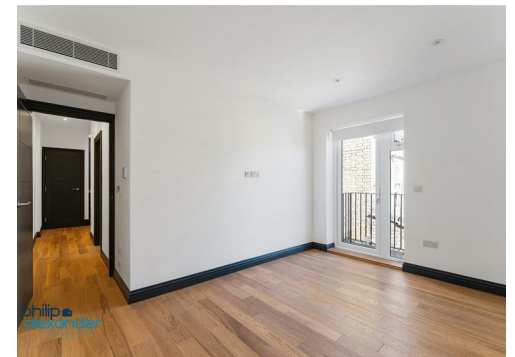


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thinking local

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43A Tottenham Lane, London N8

£1,950 FOR SALE

Flat - Conversion

2 1 1



43A Tottenham Lane, London N8 £1,950 Per

Description

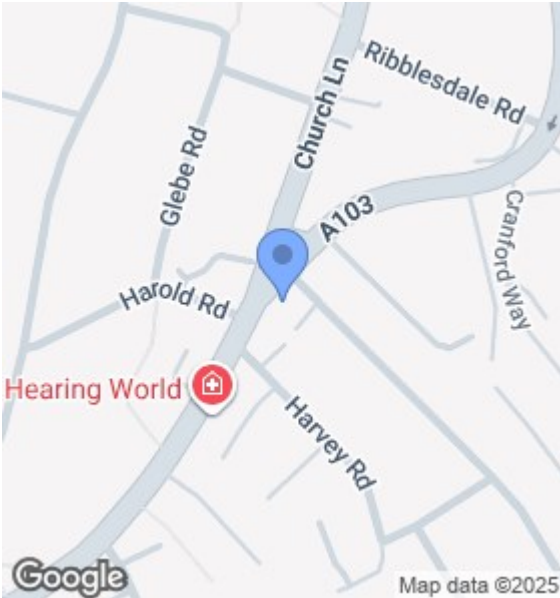
A stylish and well-appointed two-bedroom first-floor apartment ideally located on Tottenham Lane, N8 – just a 3-minute walk from Hornsey Station and the vibrant Crouch End Broadway.

Finished to a high specification throughout, the property boasts premium features including air conditioning, underfloor heating, and a video entry system. The spacious layout comprises a large kitchen diner, a separate dining room, and a private rear-facing balcony—perfect for outdoor relaxation.

This modern home offers both comfort and convenience in one of North London’s most desirable neighbourhoods.

Key Features

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



Floorplan

Tottenham Lane, Flat 2

Approx. Gross Internal Area 657 Sq Ft - 61 Sq M
(Excluding Reduced Headroom)
Reduced Headroom 4 Sq Ft - 0.4 Sq M
Total 661 Sq Ft - 61.4 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	76	76
(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.