

# 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](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



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

**philipalexander**  
thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

**philipalexander**  
thinking local



**Cross Lane, London N8**

**£400,000** FOR SALE

Studio

0 1 1



# Cross Lane, London N8

£400,000

## Description

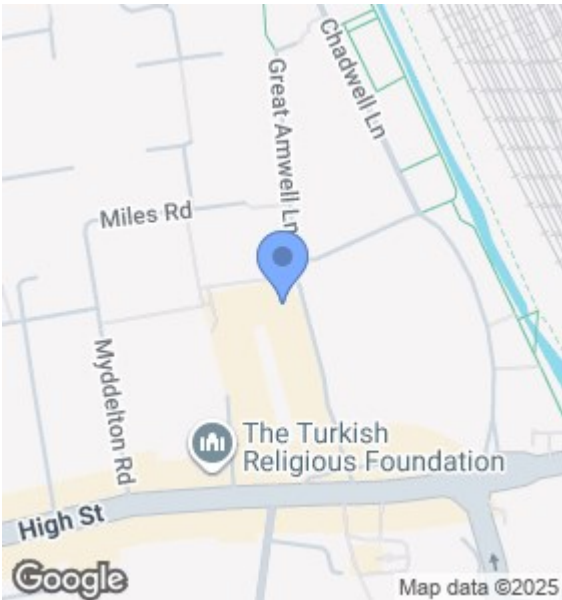
Spacious Studio with Balcony & Conversion Potential – N8

A rare opportunity to acquire a generously proportioned studio apartment in the heart of N8, offering exceptional potential to convert into a one-bedroom home (subject to planning). This bright and airy property boasts a large open-plan living space, complemented by floor-to-ceiling windows that flood the room with natural light.

Step out onto the expansive private balcony – perfect for morning coffee or evening entertaining – with views over the surrounding leafy neighbourhood. The apartment is set within a well-maintained development and benefits from a modern kitchen, stylish bathroom, and ample storage

## Key Features

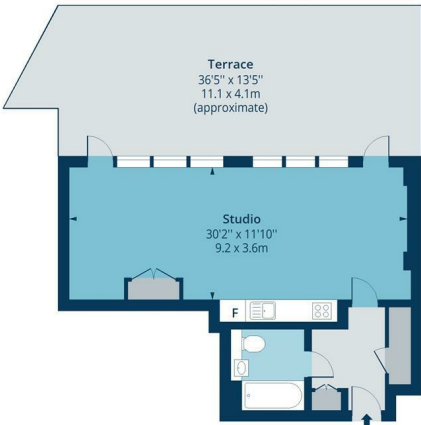
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	



## Floorplan

### Granita Court, N8

Approx. Gross Internal Area 538 Sq Ft - 50.00 Sq M  
Approx. Gross Terrace Area 460 Sq Ft - 42.73 Sq M



Second Floor

Floor Area 538 Sq Ft - 50.00 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		83	83
(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.