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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent
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Cross Lane, London N8

£400,000 FOR SALE

Studio

0 1 1



Cross Lane, London N8

£400,000

Description

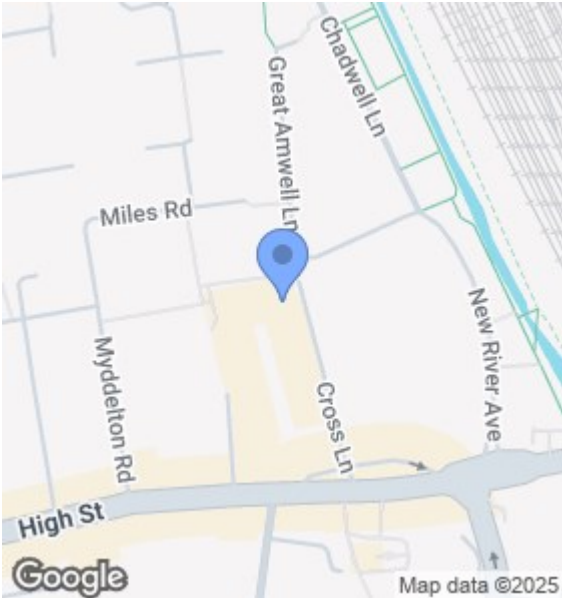
Spacious Studio with Balcony & Conversion Potential – N8

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

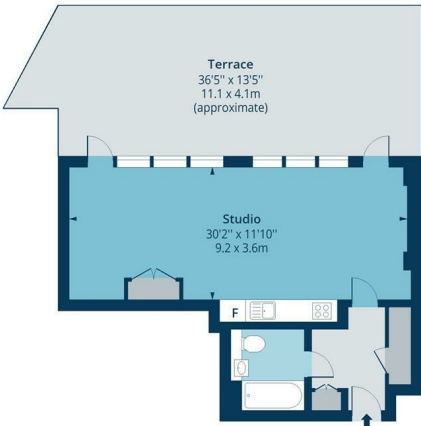
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	



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.