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trustworthy
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straightforward
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accessible
friendly *dependable*
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Quotes taken from independent
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The Campsbourne, N8

£220,000 FOR SALE

Flat

1 1 1



The Campsbourne, N8

£220,000

Description

Split-Level One Bedroom Apartment in a Gated Development

A beautifully presented one-bedroom split-level apartment set within a secure gated private development.

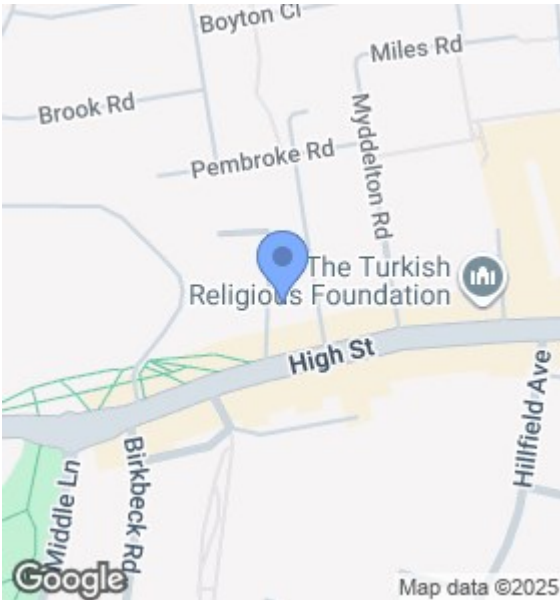
The property features a bright and spacious open-plan living/kitchen area with modern fitted units and laminate flooring, a generously sized bedroom with excellent built-in storage, and a stylish contemporary shower room.

Ideally positioned within walking distance of Hornsey train station, the High Street, and Priory Park, this apartment offers both convenience and a

Key Features

- One bedroom apartmentOffered unfurnishedBrand new flatSplit levelGated developmentLaminate floorsShort walk to Priory parkShort walk to Hornsey train stationSORRY NO DSS / NO PETS / NO SMOKERS

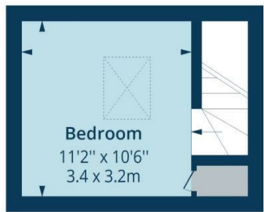
Tenure Leasehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority Haringey
Council Tax



Floorplan

Palace Gates, N8

Approx. Gross Internal Area 532 Sq Ft - 49.42 Sq M



Second Floor

Floor Area 371 Sq Ft - 34.47 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

Third Floor

Floor Area 161 Sq Ft - 14.96 Sq M

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.