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*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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**Rathcoole Avenue, London N8**

**£350,000** FOR SALE

Flat - Conversion

1 1 1



# Rathcoole Avenue, London N8

£350,000

## Description

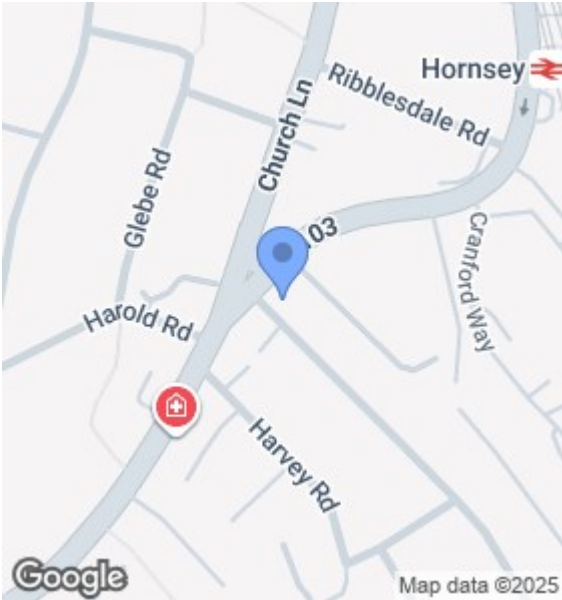
A modern one-bedroom ground floor converted flat, ideally positioned between Hornsey and Crouch End.

This well-presented property offers a practical layout, featuring a bright open-plan reception room with a fully integrated kitchen, a spacious double bedroom with built-in wardrobe space, a separate utility area, and a newly renovated bathroom suite. The home also benefits from a modern air conditioning/heating system and double-glazed windows.

Conveniently located within just a 5-minute walk of Hornsey train station, and a short stroll from Crouch End Broadway with its wide range of independent cafés, restaurants, and shops. Popular local hotspots such as Alexandra Palace, Priory Park, and Muswell Hill are also close by.

## Key Features

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

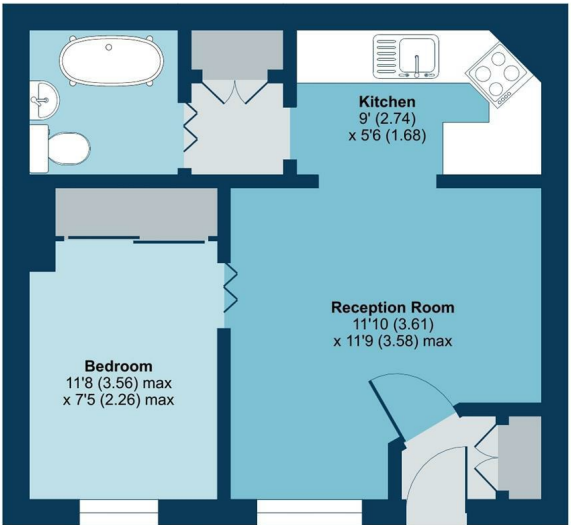


## Floorplan

### Rathcoole Avenue, London, N8

Approximate Area = 345 sq ft / 32.1 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Glychecom 2023. Produced for Philip Alexander Estate Agents. REF: 966523

## 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.