

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



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

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Rathcoole Avenue, London N8

£350,000 FOR SALE

Flat - Conversion

1 1 1



Rathcoole Avenue, London N8 £350,000

Description

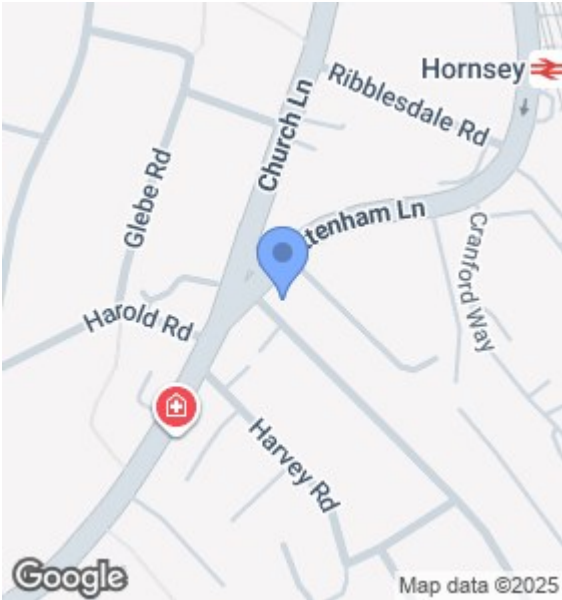
A modern one-bedroom ground floor converted flat, ideally positioned between Hornsey and Crouch End.

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

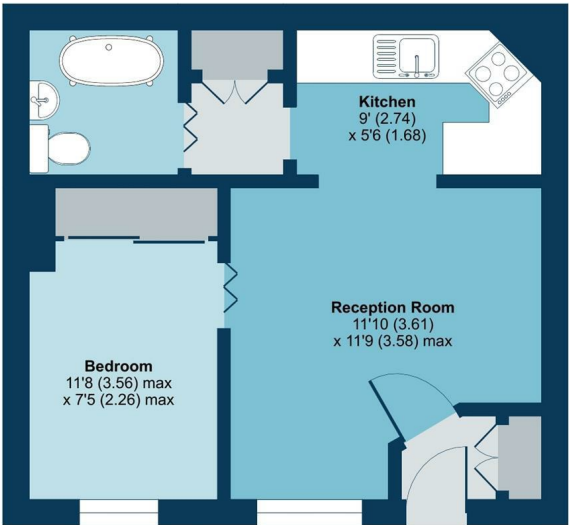


Floorplan

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.