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*professional* *fresh air*  
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Quotes taken from independent  
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**Alexandra Road, London N8**

**£1,475** FOR SALE

Flat - Conversion

1 1 1



# Alexandra Road, London N8

## £1,475 Per

### Description

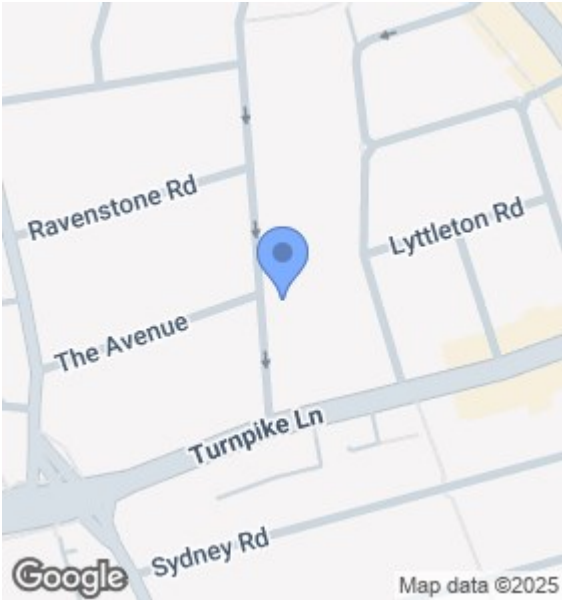
A beautifully presented one-bedroom flat set within a converted semi-detached period property on Alexandra Road, Hornsey N8.

Ideal for a professional individual or couple, this bright and charming home features an open-plan living area with a semi-integrated kitchen and pleasant skyline views. The spacious double bedroom includes a built-in desk area — perfect for those working from home — alongside a stylish modern bathroom.

The property benefits from double glazing, gas central heating, and a peaceful yet well-connected location.

### Key Features

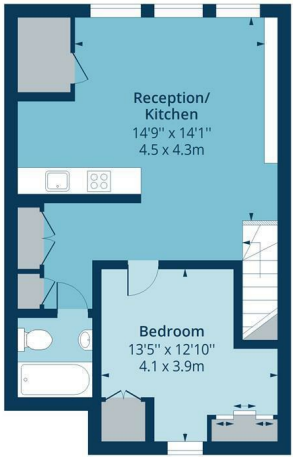
|                 |                 |
|-----------------|-----------------|
| Tenure          | to be confirmed |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | Haringey        |
| Local Authority | B               |
| Council Tax     |               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



### Floorplan

#### Alexandra Road, N8

Approx. Gross Internal Area 637 Sq Ft - 59.18 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                                   |         |           |
| (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.