

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



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020 8342 9444
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Northcott Avenue, Bounds Green N22
£1500pcn

LET

Flat - Garden

1 1 1



Northcott Avenue, Bounds Green £1,650 Per

Description

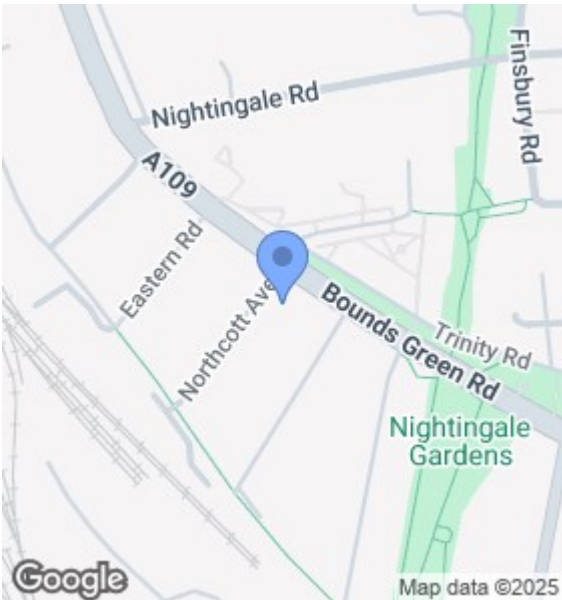
A spacious one-bedroom ground floor flat set within an elegant Edwardian house conversion. This property offers generous living space throughout, including a bright and airy reception room, a well-proportioned double bedroom, and a modern bathroom featuring both a bath and a separate shower. The large kitchen/diner provides ample room for cooking and entertaining, with direct access to a lovely private garden.

Ideally located within easy walking distance of Alexandra Palace train station, Bounds Green tube station, and Wood Green tube station (Piccadilly Line), offering excellent transport links across London.

Key Features

- Private garden
- Short walk to Bounds Green and Wood Green tube station
- Short walk to Alexandra Palace train station

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



Floorplan

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(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.