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Birkbeck Mansions, Hornsey N8

£375,000 FOR SALE

Flat - Purpose Built

1 bed 1 bath 1 kitchen



Birkbeck Mansions, Hornsey N8 £375,000

Description

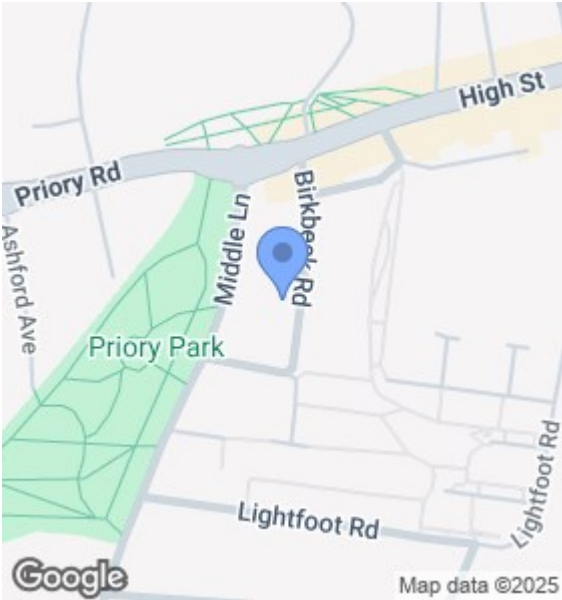
A charming 1-bedroom ground floor purpose-built garden flat located in the highly sought-after N8 postcode. This property offers a rare opportunity to secure a home with excellent transport links, vibrant local amenities, and green spaces all within easy reach.

Key Features
Spacious double bedroom with ample natural light

Bright kitchen/dining area opening onto a private garden and separate spacious lounge

Key Features

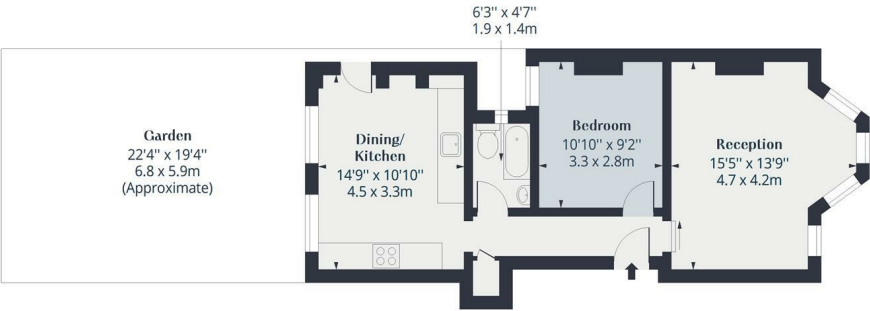
Tenure Leasehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority Council Tax to be confirmed



Floorplan

Birkbeck Mansions, N8
Approx. Gross Internal Area 538 Sq Ft - 49.98 Sq M

Philip
Alexander



Ground Floor
Floor Area 538 Sq Ft - 49.98 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.

Created for Philip Alexander
by lpaplus.com
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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.