

# 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](http://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.



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

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**Quernmore Road, N4**  
**£325,000 FOR SALE**  
**Flat - Conversion**



## Quernmore Road, N4

£325,000

### Description

A bright and well-presented chain-free one-bedroom converted flat, set on the mid-floor of an attractive period building in the highly desirable N4 area. Offering a blend of character and modern comfort, this home is ideally positioned for the vibrant amenities and excellent transport links of Stroud Green and Finsbury Park—perfect for first-time buyers or investors.

#### Key Features

Chain-free one-bedroom converted flat

Mid-floor position within an attractive period building

### Key Features

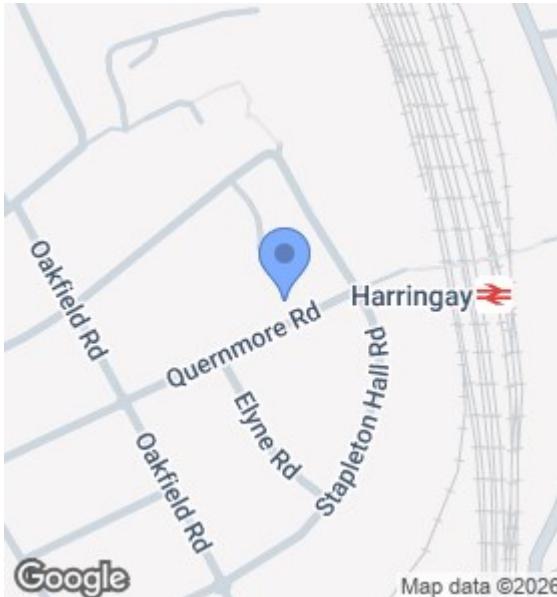
#### Tenure

Leasehold  
to be confirmed

Ground Rent  
to be confirmed

Service Charge  
to be confirmed

Local Authority  
Council Tax



### Floorplan

#### Quernmore Road, N4

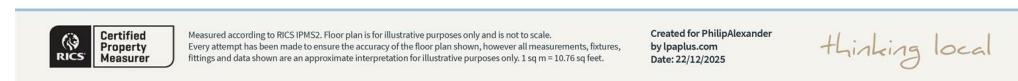
Approx. Gross Internal Area 317 Sq Ft - 29.45 Sq M



Philip  
Alexander

### First Floor

Floor Area 317 Sq Ft - 29.45 Sq M



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### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	78
(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.