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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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Crouch Hill, N8
£1,000,000 (FOR SALE)
Flat - Conversion

2 1 2



Crouch Hill, N8

£1,000,000

Description

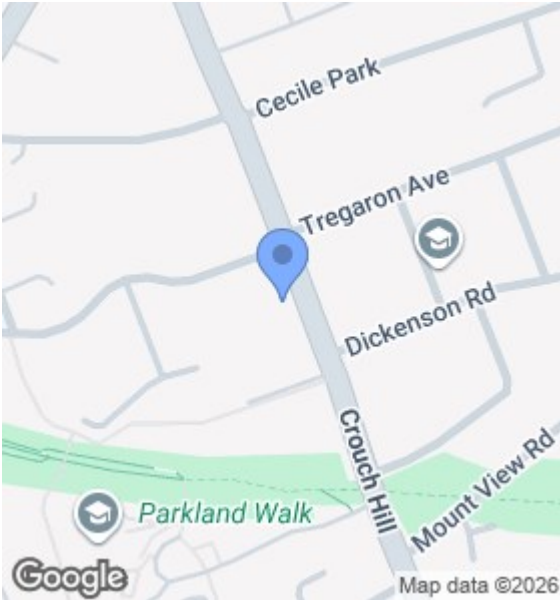
Stunning 2-Bedroom Ground Floor Converted Flat – Crouch Hill, Crouch End, N8
A rare opportunity to acquire an exceptional ground floor converted flat offering over 1,200 sq ft of beautifully presented living space, set within one of Crouch End's most desirable residential pockets. This immaculate home blends generous proportions with refined finishes and the added luxury of a private garden, creating a truly special residence moments from the vibrant heart of N8.

Key Features
Expansive 2-bedroom ground floor converted flat exceeding 1,200 sq ft

Key Features

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

Share of Freehold
to be confirmed
to be confirmed
to be confirmed



Floorplan

Crouch Hill, N8

Approx. Gross Internal Area 1212 Sq Ft - 112.59 Sq M



Philip
Alexander



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.

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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			
(39-54) E		61	76
(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.