

# Your local property experts

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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.



*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

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

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**Lordship Lane, London N17**  
**£750 Per** FOR SALE

Room



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

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## Lordship Lane, London N17

£750 Per

### Description

DOUBLE ROOM. A well-presented and modern double bedroom with the added benefit of a private en-suite bathroom, set within a well-maintained flat share with one other professional tenant.

- Spacious double bedroom
- Private en-suite bathroom
- Shared reception room and kitchen
- Flat share with one other professional tenant
- Well-presented and modern throughout

### Key Features

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	75	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.