



## 61 New River Crescent, London, N13 5RQ

Offers In Excess Of £524,950

- An exquisite Two Bedroom Ground Floor Edwardian Conversion Flat
- Open Plan Reception/Kitchen
- Share of Freehold
- Close Proximity to Hazelwood Primary School
- West Facing Garden
- Utility Room



## Viewings

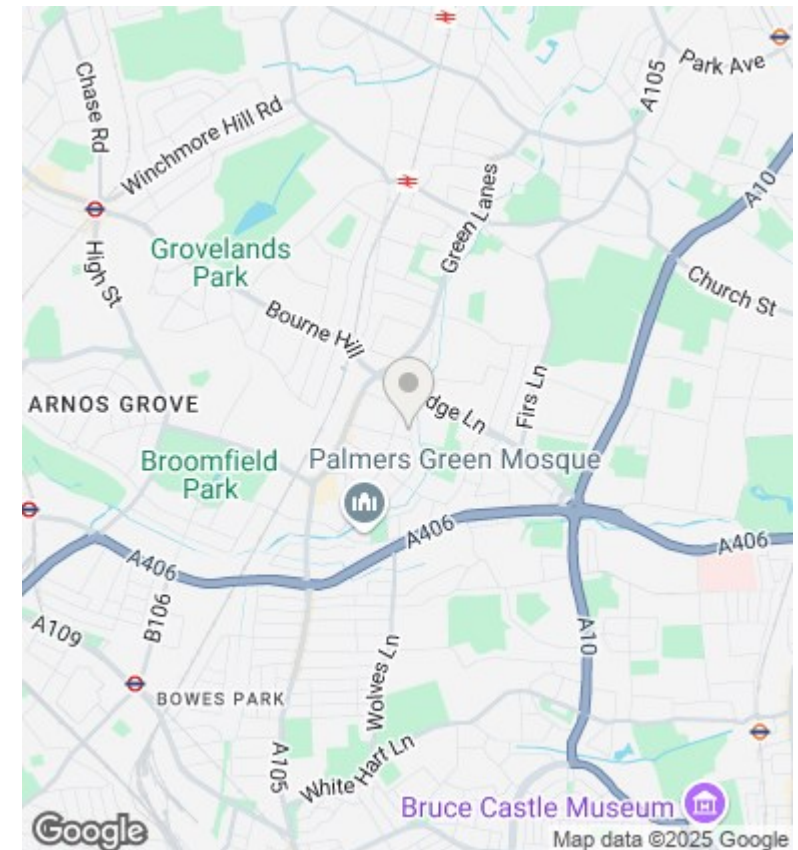
Viewings by arrangement only. Call 020 7485 0112 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 68      | 75                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |