



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

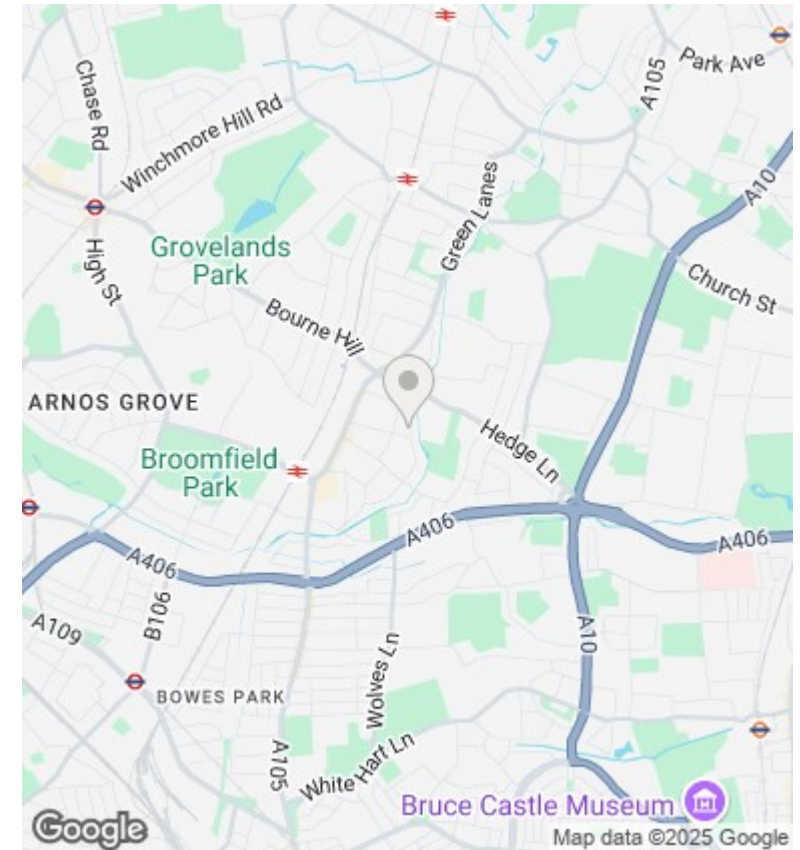
Viewings by arrangement only. Call 020 7485 0112 to make an appointment.

Council Tax Band

C

EPC Rating:

D



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