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**Felix Avenue, London N8**  
**£2,000** FOR SALE

Flat - Conversion

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

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## Felix Avenue, London N8

£2,000 Per

### Description

An excellently presented two double bedroom, split-level flat, ideally located on the sought-after Felix Avenue in the heart of Crouch End, N8.

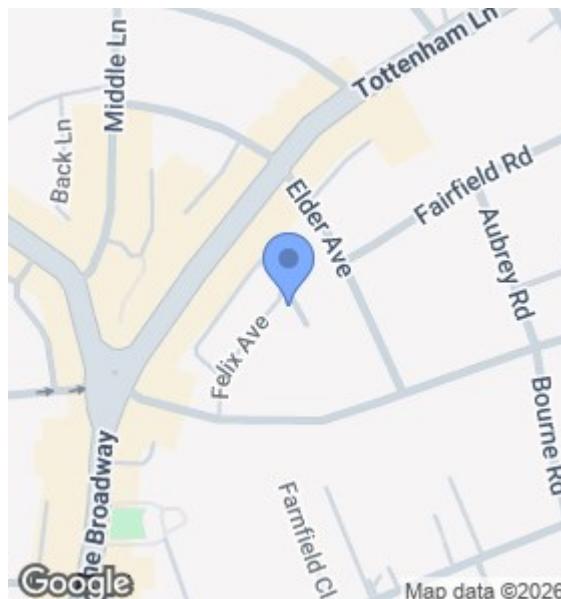
The property boasts a spacious open-plan reception room with a modern, fully integrated kitchen, creating a bright and contemporary living space. Accommodation further comprises two well-proportioned double bedrooms and a stylish bathroom featuring both bath and shower facilities.

Additional benefits include wood flooring throughout and gas central heating.

- Two double bedroom split-level flat

### Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	D
Council Tax	



### Floorplan



Felix Avenue, London N8 9TL

Total Area: 65.0 m<sup>2</sup> ... 699 ft<sup>2</sup>

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	81
(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.