

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

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

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

philipalexander
thinking local



33 Nelson Road, London N8
£385,000 FOR SALE

Flat - Conversion

1 2 1

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

philipalexander
thinking local



33 Nelson Road, London N8

£385,000

Description

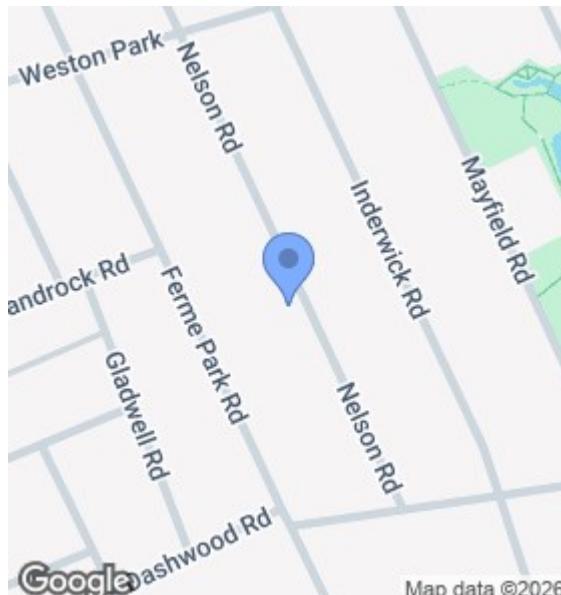
Nelson Road, Crouch End N8 – Stunning Split-Level Period Apartment

Set within an elegant Victorian conversion on sought-after Nelson Road, this beautifully presented top-floor, split-level one-bedroom apartment perfectly blends period charm with contemporary style.

The property offers a bright and spacious reception room with large sash windows flooding the space with natural light, a separate modern fitted kitchen, a generously sized double bedroom with built-in storage, and a sleek, well-appointed bathroom. The split-level design adds character, while features such as wooden flooring, gas central heating, and ample loft storage enhance comfort and practicality.

Key Features

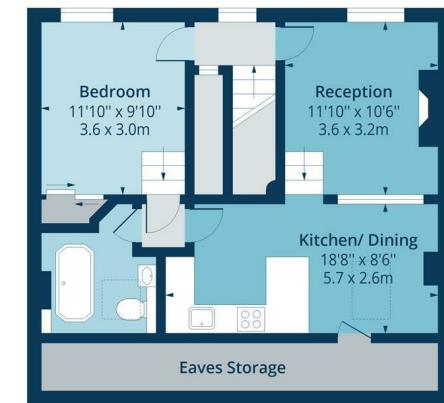
| | |
|------------------------|-----------------|
| Tenure | Leasehold |
| Lease Expires | to be confirmed |
| Ground Rent | to be confirmed |
| Service Charge | to be confirmed |
| Local Authority | |
| Council Tax | |



Floorplan

Nelson Road, N8

Approx. Gross Internal Area 605 Sq Ft - 56.20 Sq M
Approx. Gross Eaves Storage Area 89 Sq Ft - 8.27 Sq M



First Floor Entrance

Floor Area 24 Sq Ft - 2.23 Sq M



Certified
Property
Measurer

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.
ipaplus.com

Second Floor

Floor Area 581 Sq Ft - 53.97 Sq M

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 | | |
| (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.