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33 Nelson Road, London N8

£385,000 FOR SALE

Flat - Conversion

1 2 1



33 Nelson Road, London N8

£385,000

Description

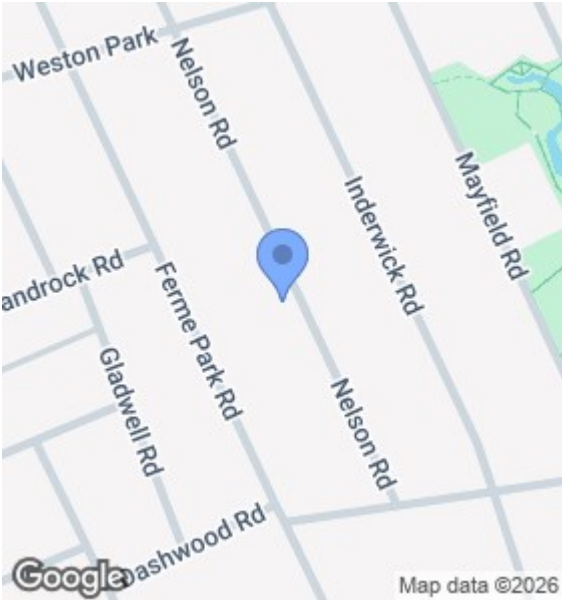
Nelson Road, Crouch End N8 – Stunning Split-Level Period Apartment

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

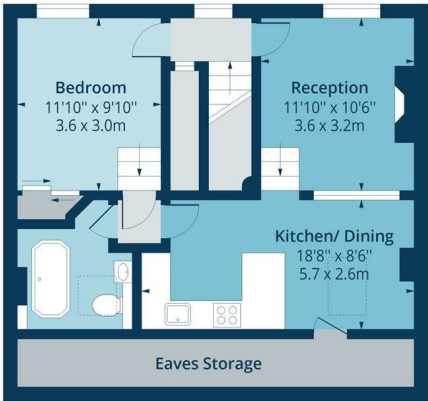
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



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

Second Floor

Floor Area 581 Sq Ft - 53.97 Sq M



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.

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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.