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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
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Tottenham Lane, London N8

£1,900 FOR SALE

Flat - Duplex

2 1 1



Tottenham Lane, London N8

£1,900 Per

Description

An immaculately presented split-level two-bedroom apartment, occupying the top floor of an attractive converted building on Tottenham Lane in the heart of Crouch End, N8.

This bright and generously proportioned home offers a spacious open-plan reception area, complemented by a contemporary fully integrated kitchen—ideal for both everyday living and entertaining. The property further comprises two well-sized double bedrooms and a sleek, modern bathroom finished to a high standard.

Additional features include a useful walk-in storage cupboard, charming sash windows that enhance the natural light, and gas central heating

Key Features

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



Floorplan

Tottenham Lane, N8

Approx. Gross Internal Area 668 Sq Ft - 62.06 Sq M

Philip Alexander



Second Floor

Floor Area 668 Sq Ft - 62.06 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		80	81
(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.