

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



PhilipAlexander Estate Agents
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020 8342 9444
www.philipalexander.net

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58 Alexandra Road, London N8

£350,000 FOR SALE

Flat - Conversion

1 bed 1 sofa 1 bath



58 Alexandra Road, London N8

£350,000

Description

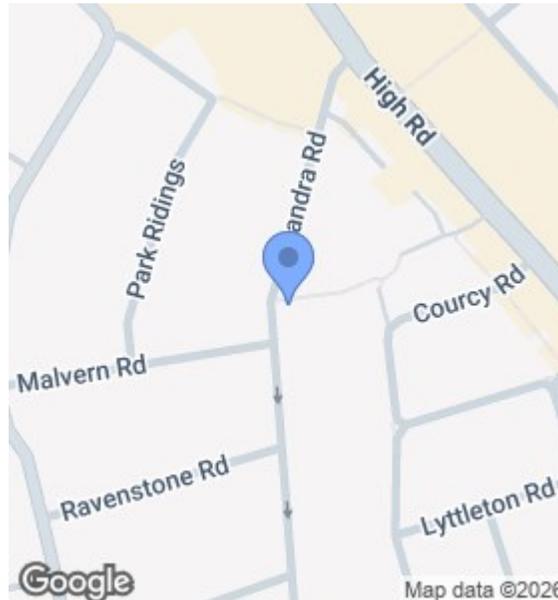
A bright and well-presented one-bedroom converted flat set within a charming period property in the heart of Turnpike Lane. This chain-free home offers an ideal opportunity for first-time buyers and investors alike, combining modern interiors with excellent transport links and a vibrant local community. Positioned moments from Turnpike Lane Underground Station and the independent cafés, shops, and green spaces of Hornsey and Crouch End, the flat delivers both convenience and character in equal measure.

Key Features

One-bedroom converted flat in a period building

Key Features

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



Floorplan

Alexandra Road, N8
Approx. Gross Internal Area 614 Sq Ft - 57.04 Sq M

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First Floor
Floor Area 33 Sq Ft - 3.07 Sq M

Second Floor
Floor Area 581 Sq Ft - 53.97 Sq M

For Illustrational Purposes Only - Not To Scale
lpaplus.com

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	72	78

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.