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**Tottenham Lane, N8**  
**£450,000** FOR SALE  
Flat - Conversion

2 1 1



# Tottenham Lane, N8

**£450,000**

## Description

Set on the top floor of an attractive period conversion, this beautifully presented two-bedroom flat offers bright, well-proportioned living in the heart of Crouch End. Positioned moments from the Broadway's vibrant mix of cafés, boutiques and green spaces, the property is offered chain free and is ideal for first-time buyers, downsizers or investors seeking a turnkey home in one of North London's most desirable neighbourhoods.

The flat has been maintained in excellent condition throughout, combining modern finishes with the charm of a character building. With generous natural light, a smart layout and easy access to transport links via Hornsey and Crouch Hill stations, this is a standout opportunity.

### Key Features

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



## 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			
<b>England &amp; Wales</b>	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.