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**Hampden Road, Harringay N8**  
**£525,000 FOR SALE**

*Flat - Conversion*

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

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## Hampden Road, Harringay N8

**£525,000**

### Description

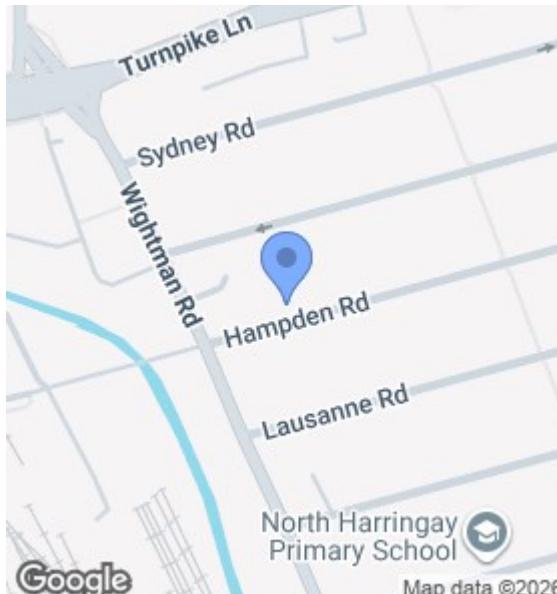
Stunning 2-Bedroom Period Conversion with Courtyard & Shared Garden – Harringay N8

Situated in the heart of Harringay, N8, this beautifully presented 2-bedroom, 2-bathroom period conversion offers a unique blend of character charm and modern living. Set within an attractive Victorian property, this spacious home boasts a private courtyard, access to a shared garden, and generous living spaces throughout.

The property features a large open-plan kitchen/diner, ideal for entertaining or family meals, with ample natural light and direct access to the courtyard. The master bedroom benefits from a stylish en-suite, while the second bedroom is well-sized and serviced by a contemporary family

### Key Features

<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>	
<b>Council Tax</b>	



### Floorplan

#### Hampden Road

Approx. Gross Internal Area 895 Sq Ft - 83.15 Sq M



#### Ground Floor

Floor Area 895 Sq Ft - 83.15 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.  
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

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.