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faultless service  
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professional fresh air  
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friendly dependable  
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**Hornsey Park Road, Hornsey N8  
£675,000 FOR SALE**

*House - Mid Terrace*

3 1 1

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

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## Hornsey Park Road, Hornsey N8 £675,000

### Description

Three-Bedroom Terraced Home with Exceptional Potential – Hornsey Park Road, N8

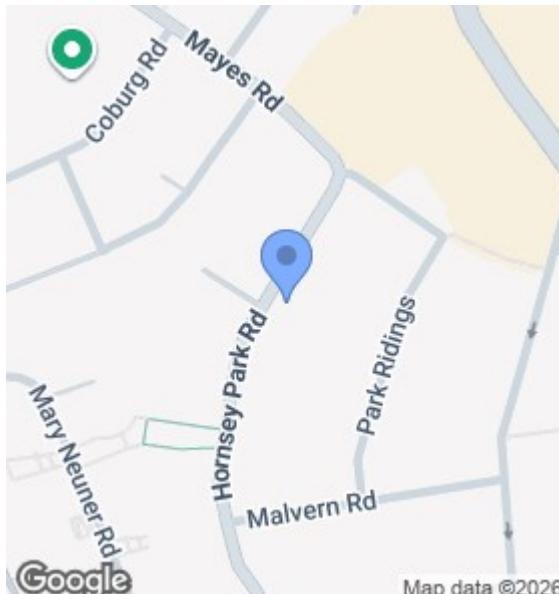
A fantastic opportunity to acquire this spacious three-bedroom terraced house located on the sought-after Hornsey Park Road in Hornsey, N8. Requiring modernisation throughout, this property offers a blank canvas for buyers looking to create a bespoke family home or investment project.

### Key Features:

Three generously sized bedrooms

### Key Features

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



### Floorplan

#### Hornsey Park Road, N8

Approx. Gross Internal Area 1134 Sq Ft - 105.35 Sq M



Certified  
Property  
Measure  
lpaplus.com

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 and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

### 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.