

# 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](http://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  
52 High Street, Hornsey  
London N8 7NX

**philipalexander**  
thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

**philipalexander**  
thinking local



**Allison Road, N8**  
**£685,000** FOR SALE  
Flat - Conversion

3 1 1



# Allison Road, N8 £685,000

**Description**

Set within an attractive period conversion on the Harringay Ladder, this three-bedroom ground-floor garden flat offers a bright, well-proportioned layout and a generous private rear garden with patio and pergola, ideal for outdoor entertaining and relaxing.

Period Features – Retains character with high ceilings and large sash windows.

Spacious Living – Generous reception room with ample natural light.

Modern Kitchen – Well-appointed with contemporary fittings.

## Key Features

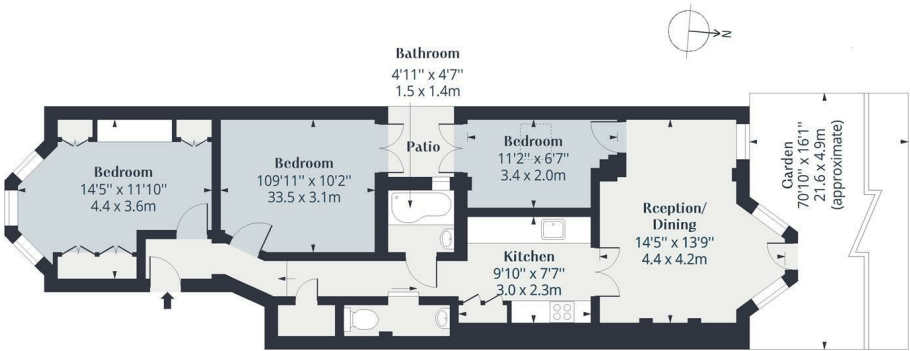
Tenure  
Lease Expires  
Ground Rent  
Service Charge  
Local Authority  
Council Tax

Share of Freehold  
to be confirmed  
to be confirmed  
to be confirmed

## Floorplan

**Allison Road, N8**  
Approx. Gross Internal Area 754 Sq Ft - 68.19 Sq M  
Approx. Gross Patio Area 26 Sq Ft - 2.42 Sq M

Philip  
Alexander



**Ground Floor**  
Floor Area 754 Sq Ft - 68.19 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.

Created for Philip Alexander  
by lpaplus.com  
Date: 25/11/2025

thinking local

## 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.