

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
52 High Street, Hornsey
London N8 7NX

philipalexander
Thinking local

020 8342 9444
www.philipalexander.net

philipalexander
Thinking local



Stuart Crescent, N22

£425,000 FOR SALE

Flat - Purpose Built

🛏 2 🚗 1 🚿 1



Stuart Crescent, N22

£425,000

Description

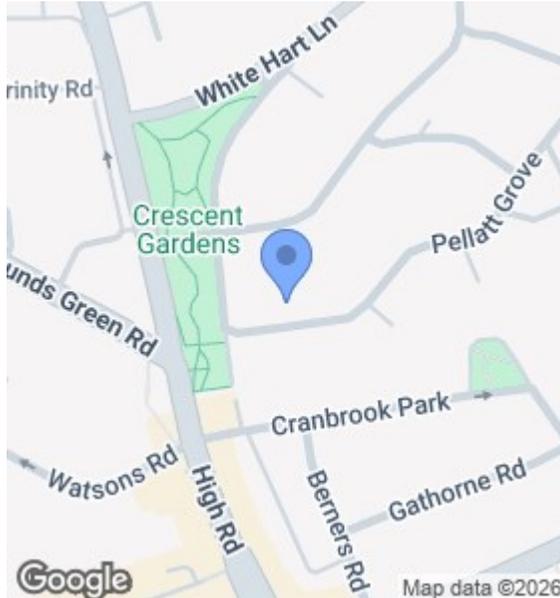
A well-presented, purpose-built split-level two-bedroom flat offering bright, spacious accommodation in a highly convenient location. This chain-free property benefits from its own allocated parking space, which is secure and gated, and a balcony overlooking a green, creating an ideal home for first-time buyers, investors, or anyone seeking a comfortable London base.

Key Features
Purpose-built split-level two-bedroom flat

Offered with no onward chain

Key Features

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



Floorplan

Stuart Crescent, N22

Approx. Gross Internal Area 818 Sq Ft - 75.99 Sq M
Approx. Gross Balcony Area 42 Sq Ft - 3.90 Sq M



Philip Alexander



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: 1/28/2026

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		71	73
(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.