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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



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165 Nelson Road, Crouch End N8

£1,300 FOR SALE

Studio

0 1 1



165 Nelson Road, Crouch End N8 £1,300 Per

Description

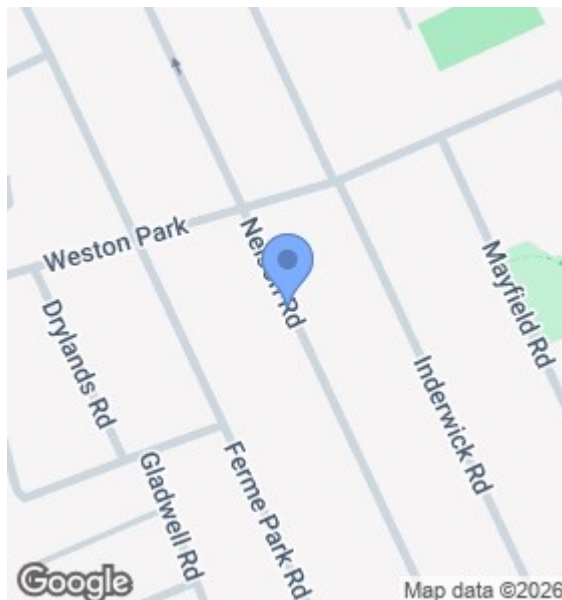
A well-presented first-floor studio apartment set on a sought-after residential road in the heart of Crouch End. Offering a warm and inviting atmosphere, the property features a spacious and versatile living area, a separate modern fitted kitchen, and a stylish contemporary bathroom.

The flat is filled with natural light and further benefits from double glazing and gas central heating, ensuring comfort throughout the year.

Ideally positioned, the property is just a short distance from Hornsey train station, providing excellent transport links, as well as Crouch End Broadway with its vibrant selection of cafés, restaurants, and boutique shops. Popular nearby destinations such as Muswell Hill and Alexandra Palace are also easily accessible.

Key Features

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



Floorplan

Nelson Road N8

Approx. Gross Internal Area 313 Sq Ft - 29.08 Sq M

Philip Alexander



First Floor
Floor Area 313 Sq Ft - 29.08 Sq M

RICS Certified Property Measurer 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			
(55-68) D		66	77
(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.