

# Your local property experts

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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016



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thinking local

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**28 Queens Road, N11**

**£1,100** FOR SALE

Studio

0 1 1



# 28 Queens Road, N11

£1,100 Per

## Description

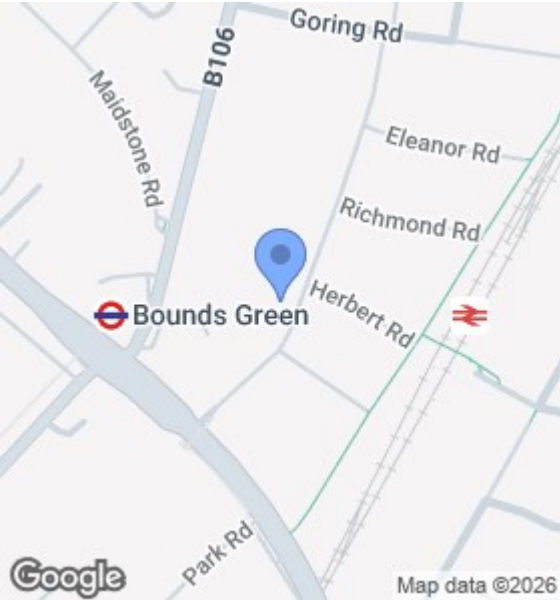
A spacious ground-floor studio flat with direct access to a lovely shared garden, perfectly positioned just moments from Bounds Green Tube Station.

This well-presented studio offers generous living space and a practical layout, making it ideal for a single professional or commuter. Situated on a quiet residential road, the property benefits from excellent transport links and easy access to local amenities.

- Bright and spacious studio room with ample space for living and sleeping areas
- Separate fitted kitchen with good storage and worktop space

## Key Features

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



## Floorplan

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(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.