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

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

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## 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.

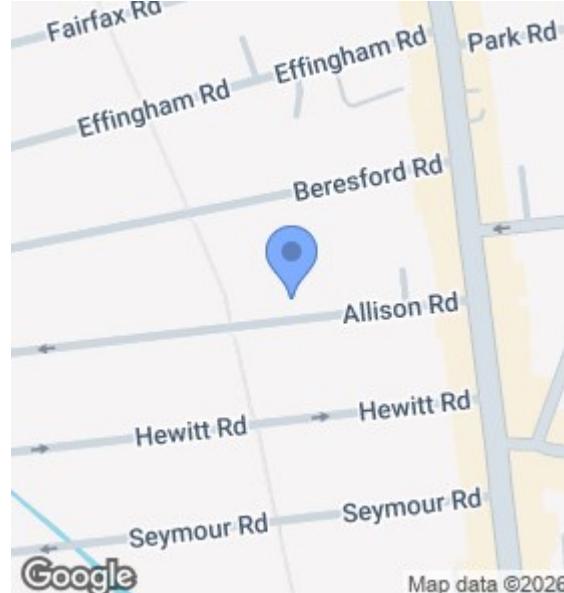
Period Features – Retains character with high ceilings and large sash windows.

Spacious Living – Generous reception room with ample natural light.

Modern Kitchen – Well-appointed with contemporary fittings.

### Key Features

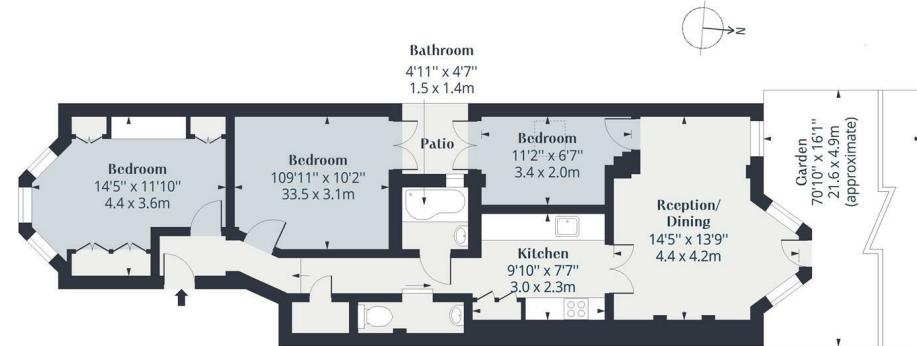
|                        |                   |
|------------------------|-------------------|
| <b>Tenure</b>          | Share of Freehold |
| <b>Lease Expires</b>   | to be confirmed   |
| <b>Ground Rent</b>     | to be confirmed   |
| <b>Service Charge</b>  | to be confirmed   |
| <b>Local Authority</b> |                   |
| <b>Council Tax</b>     |                   |



### Floorplan

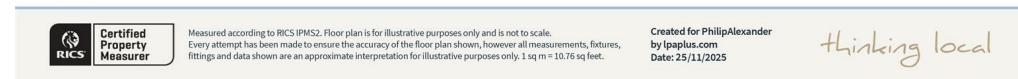
#### Allison Road, N8

Approx. Gross Internal Area 754 Sq Ft - 68.19 Sq M  
Approx. Gross Patio Area 26 Sq Ft - 2.42 Sq M



#### Ground Floor

Floor Area 754 Sq Ft - 68.19 Sq M



### EPC

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 | 74                      | 78        |
| (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.