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*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Quotes taken from independent  
Google reviews 2006 to 2016



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**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

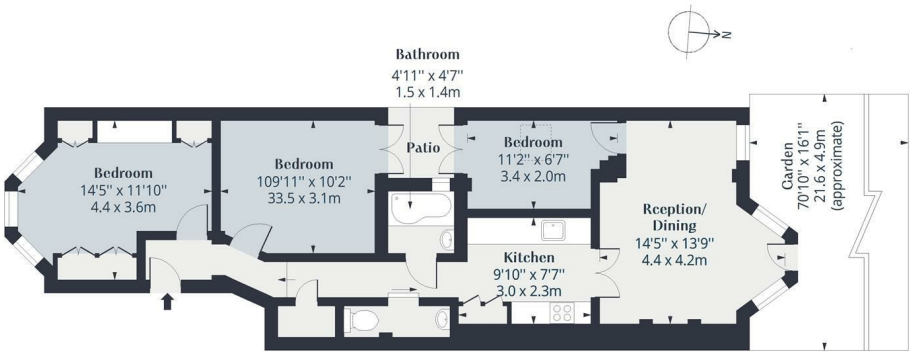
to be confirmed

### Floorplan

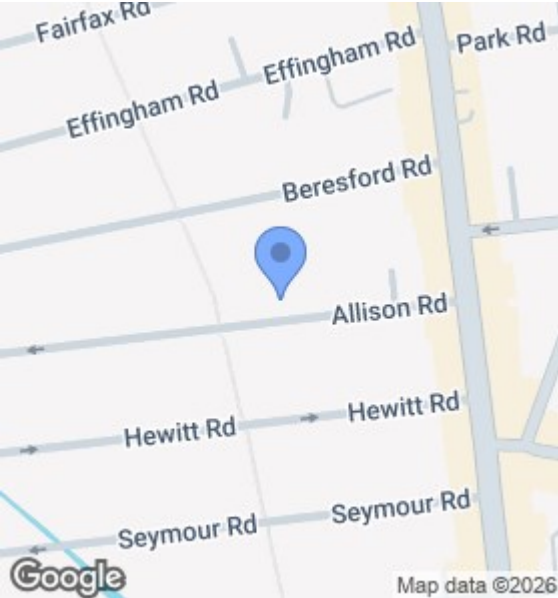
#### Allison Road, N8

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  
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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		
(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.