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

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

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www.philipalexander.net

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Shanklin Road, Crouch End, N8
£1825pcm

LET AGREED

Flat - Purpose Built

 1  1  1



Shanklin Road, London N8

£1825pcm

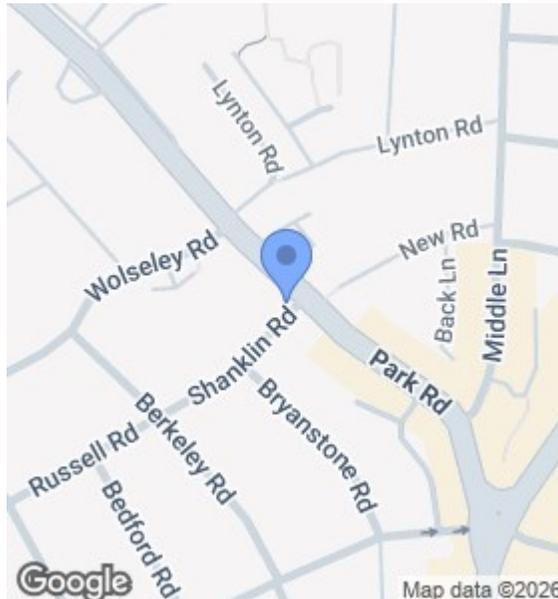
Description

An excellently presented one-bedroom, purpose-built maisonette set on the ground floor within a private gated development in the heart of Crouch End, N8. Recently redecorated and refreshed throughout, this bright and well-proportioned home offers modern living in a peaceful yet highly convenient location.

- Generously sized, bright reception room with ample space for dining
- Separate modern integrated kitchen, fully equipped (including dishwasher)

Key Features

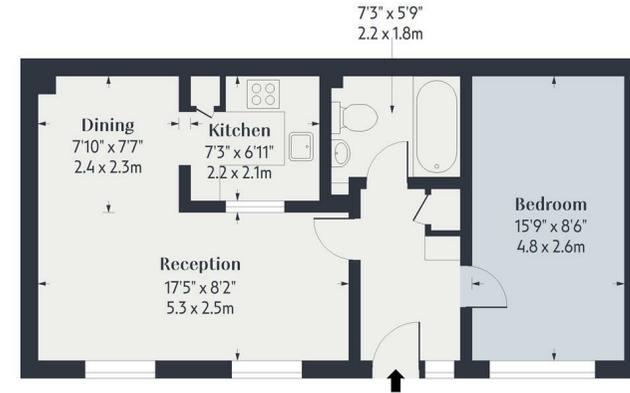
Tenure to be confirmed
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge Haringey
Local Authority D
Council Tax



Floorplan

Imperial Court, N8

Approx. Gross Internal Area 517 Sq Ft - 48.03 Sq M



Ground Floor

Floor Area 517 Sq Ft - 48.03 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.

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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		76	78
(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.