

# Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

*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



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

**philipalexander**  
thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

**philipalexander**  
thinking local



**Strode Close, London N10**

**£1,550** FOR SALE

Flat

1 1 1



# Strode Close, London N10

£1,550 Per

## Description

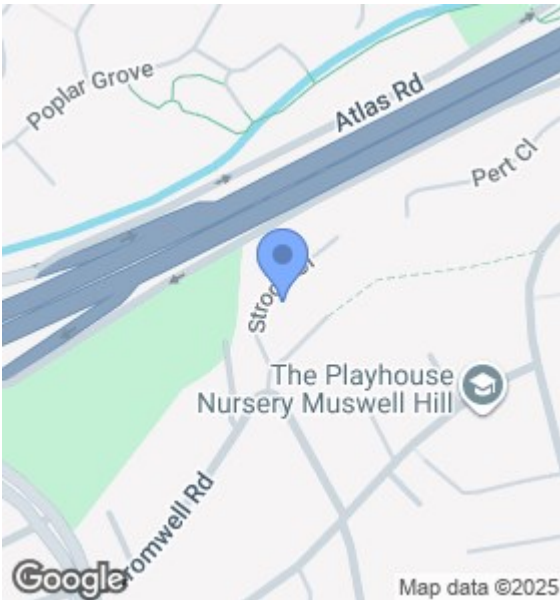
A beautifully presented one-bedroom first floor purpose-built flat, finished to a high standard throughout and ideally located within close proximity to the vibrant amenities and excellent transport links of Muswell Hill, Friern Barnet, and the A406.

Designed with contemporary living in mind, the apartment offers a stylish open-plan layout, a high-spec kitchen and bathroom, and a bright, modern interior. Residents also benefit from a private car park to the rear of the building, providing convenient off-street parking. Additional benefits included underfloor heating and hallway storage, including an area which be used as office/work-from-home space.

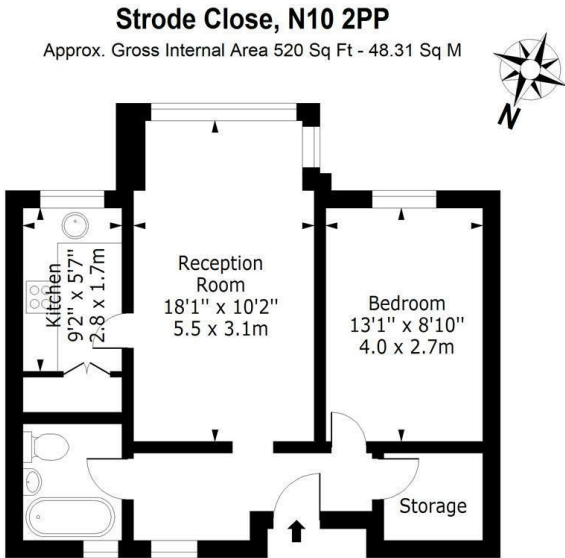
This property is perfect for professionals or couples seeking comfort, convenience, and modern living in a sought-after North London location.

## Key Features

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



## Floorplan



**First Floor**  
Floor Area 520 Sq Ft - 48.31 Sq M

For Illustration Purposes Only - Not To Scale  
www.lpaplus.com

## 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.