

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

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

philipalexander
Thinking local



Ribblesdale Road, London N8

£1,000,000 (FOR SALE)

House - Semi-Detached

3 1 3



Ribblesdale Road, London N8

£1,000,000

Description

A unique and stunning three bedroom semi-detached house, set in a private gated mews development (Chapman Place) which was newly built in 2017. This ideal family home comes with off-street parking (accessed by a turntable driveway), bicycle storage, and a private rear garden accessed by bi-fold patio doors.

Internally, the property comprises; a large open-plan reception room with integrated kitchen (dishwasher, fridge freezer, oven/hob), three double bedrooms, two bathrooms, and a separate downstairs WC. Additional benefits include lots of built-in storage space and high-spec features throughout. The reception room and master bedroom both have air conditioning.

Key Features

- Gated private mews
- Off-street parking (turntable driveway)
- Bicycle storage
- Private rear garden
- Air conditioning
- Newly built in June 2017
- High specification throughout

Tenure

Freehold

Lease Expires

to be confirmed

Ground Rent

to be confirmed

Service Charge

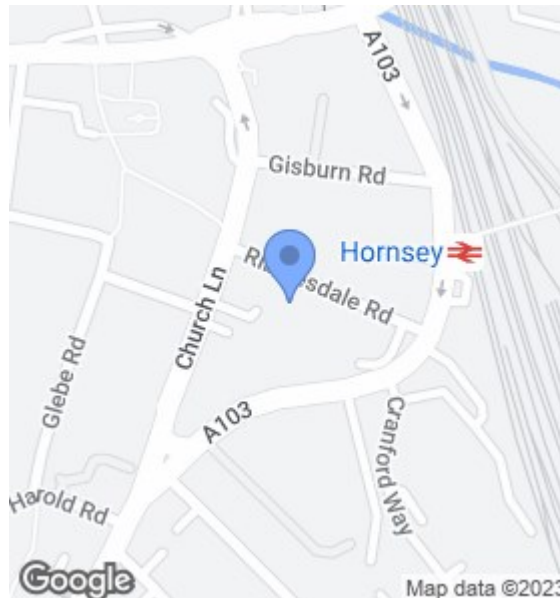
to be confirmed

Local Authority

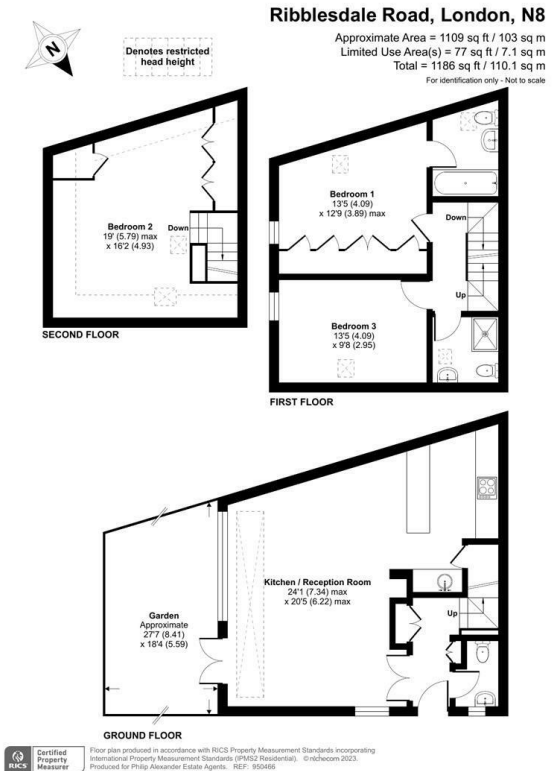
Haringey

Council Tax

E



Floorplan



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	86	87

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.