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Hillfield Avenue, N8
£1,650 FOR SALE
Flat - Conversion



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

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Hillfield Avenue, N8

£1,650 Per

Description

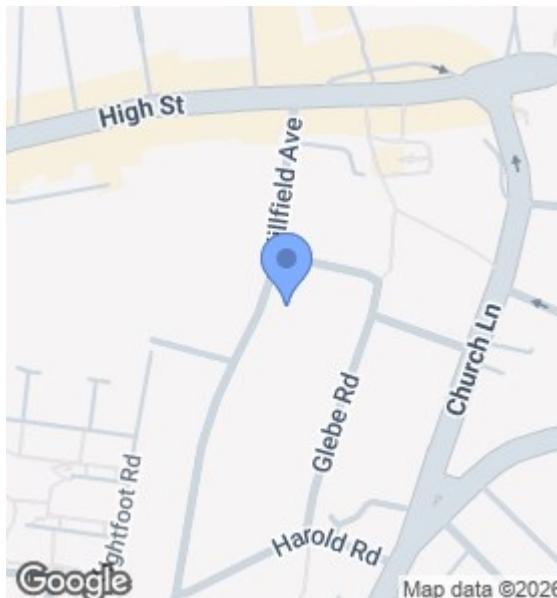
Set on the top floor of an impressive period property, this attractive and spacious one-bedroom split-level flat is well presented throughout and offers bright, well-proportioned accommodation. Ideally located, the property is just a short walk from the excellent amenities of Crouch End Broadway.

The flat features a generous double bedroom, an open-plan reception room with fitted kitchen, and a modern bathroom. A standout feature of the property is the large, private roof terrace, providing a beautifully peaceful outdoor space ideal for relaxing or entertaining.

Hillfield Road is a quiet residential street, conveniently positioned close to Hornsey Station, Crouch End Broadway and Hornsey High Street, offering excellent transport links and a wide selection of shops, cafés and restaurants.

Key Features

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



Floorplan

Hillfield Avenue, N8

Approx. Gross Internal Area 636 Sq Ft - 59.08 Sq M
Approx. Gross Terrace Area 142 Sq Ft - 13.19 Sq M



**Philip
Alexander**



Second Floor
Floor Area 601 Sq Ft - 55.83 Sq M



First Floor Entrance
Floor Area 35 Sq Ft - 3.25 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		
(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.