

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



High Street, London N8
£300,000 FOR SALE
Flat - Conversion

1 1 1



High Street, London N8

£300,000

Description

CASH BUYER / INVESTMENT OPPORTUNITY. A one-bedroom flat set on the lower ground floor of a converted Grade II listed mansion building. This flat comprises, a reception room with feature fireplace, a double bedroom, a galley kitchen, and a bathroom with both bath and shower facilities. Residents of the building have access to a large, shared garden. SHARE OF FREEHOLD and CHAIN-FREE.

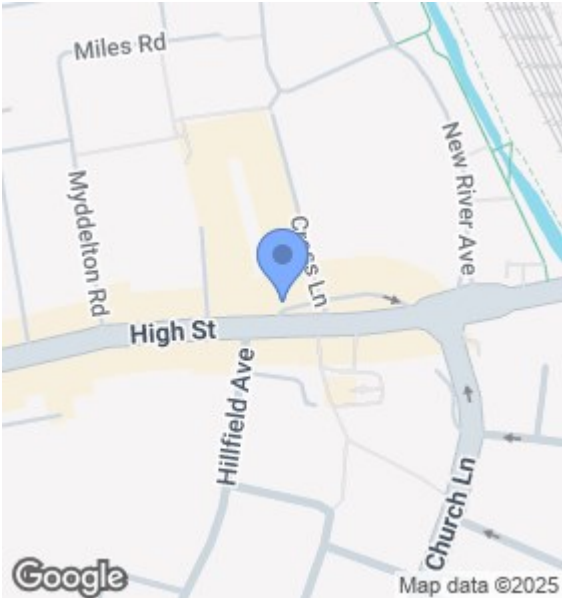
*The property is in need of refurbishment / modernisation throughout.

Eagle Court is conveniently located within easy reach of a large variety of the local shops, restaurants, cafes, and pubs of Hornsey high street and the popular Crouch End Broadway. For easy transport into central London Hornsey train station and Turnpike Lane tube station (Piccadilly Line) are very close by. Local residents can also easily reach the iconic Alexandra Palace and its parkland with just a short walk, as well as Priory Park in Crouch End.

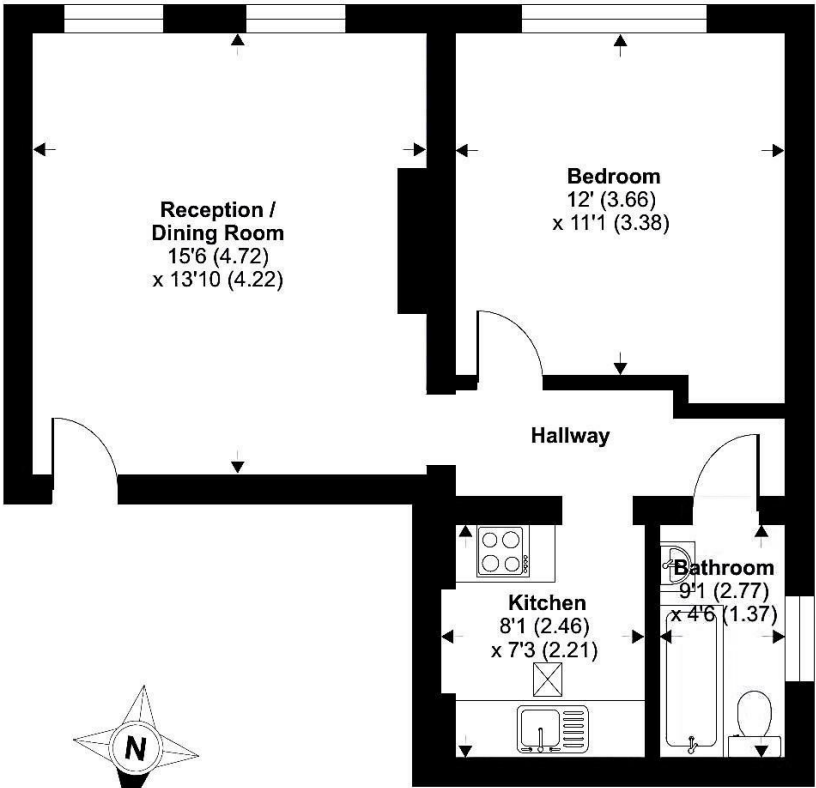
Key Features

- Share of freehold
- Investment opportunity
- Communal garden
- Close to Hornsey train station and Crouch End Broadway
- In need of refurbishment / modernisation

Tenure	Leasehold - Share of Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	C



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		

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.