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*trustworthy*  
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*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Quotes taken from independent Google reviews 2006 to 2016



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**32 Umfreville Road, Finsbury Park N4**  
**£375,000** FOR SALE

Flat - Conversion

1 1 1



# 32 Umfreville Road, Finsbury Park £375,000

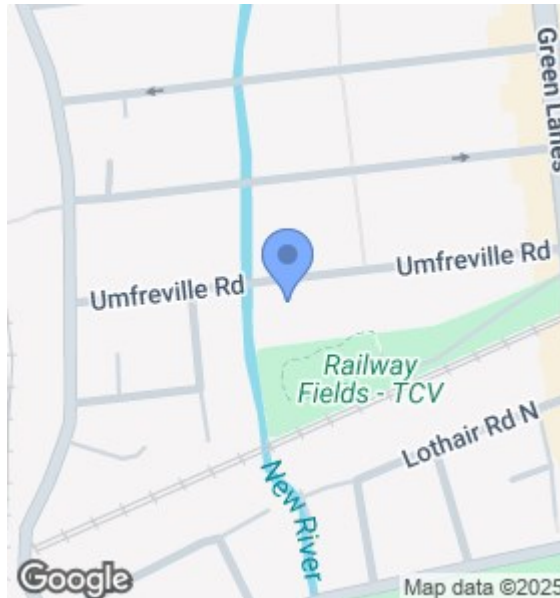
## Description

CHAIN FREE. A nicely presented split-level one bedroom flat, set over the first and second floors of a period conversion. The first floor comprises a contemporary integrated kitchen and a bathroom with both bath and shower facilities. The second floor has a bright reception room, and double bedroom. Share of freehold.

Conveniently located with easy access to Manor House tube (Piccadilly) and Haringay overground station. A variety of high street amenities is within walking distance with Haringay Green Lanes nearby - shops, cafes and restaurants.

## Key Features

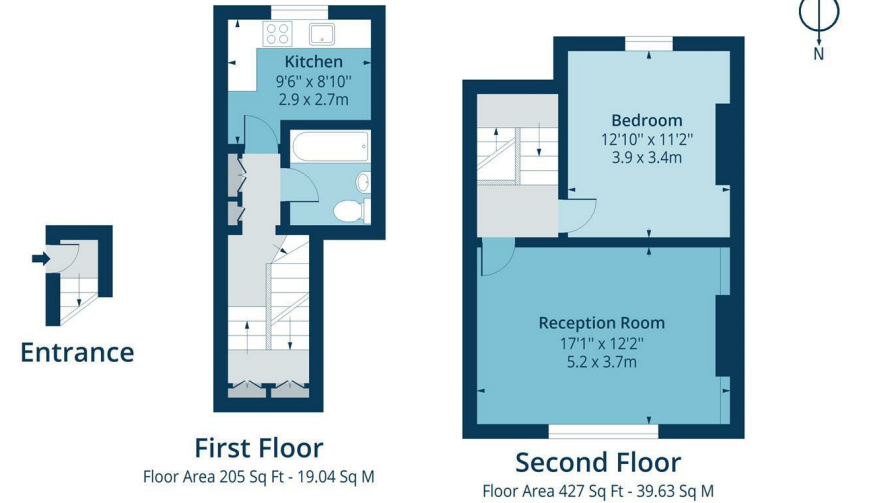
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	



## Floorplan


### Umfreville Road, N4

Approx. Gross Internal Area 632 Sq Ft - 58.71 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.  
lpaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.