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*straightforward*  
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*professional* *fresh air*  
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Quotes taken from independent Google reviews 2006 to 2016



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**Station Road, London N22**

**£260,000** FOR SALE

*Flat - Purpose Built*

1 1 1



## Station Road, London N22

£260,000

### Description

CHAIN FREE! A bright and spacious purpose-built one bedroom apartment situated on the fourth floor of Eclipse House - a modern apartment block in a fantastic location. This property comprises a good size reception room (with access to private balcony), a separate contemporary kitchen with integrated oven and hob, a large double bedroom with built in storage space (also with access to private balcony), a tiled bathroom with bath/shower combo, and two large hallway storage cupboards. Lifts in block and secure entry door system. Secure bicycle storage and parking permits are available on application. Available for SHARED OWNERSHIP 50% purchase option available too.

The development is ideally located within a few minutes' walk of Wood Green's High Street and shopping mall with amenities including shops, bars, restaurants and a cinema. The developments location also benefits from close proximity to both Alexandra Palace National Rail & Wood Green tube station (20-25 mins in to the City and the West End).

### Key Features

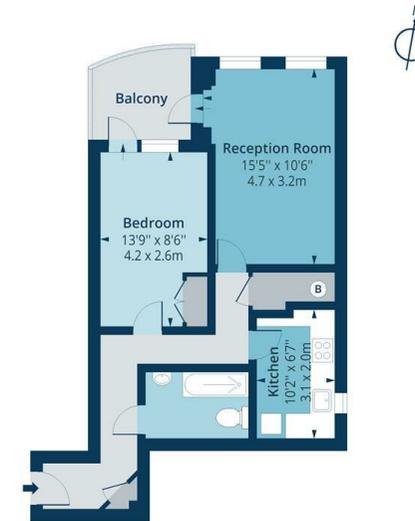
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	B



### Floorplan

#### Eclipse House, N22

Approx. Gross Internal Area 525 Sq Ft - 48.77 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 578 Sq Ft - 53.70 Sq M (Including Balcony)



#### Sixth Floor

Floor Area 525 Sq Ft - 48.77 Sq M

For Illustrational Purposes Only - Not To Scale  
lpaplus.com

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.