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Quotes taken from independent  
Google reviews 2006 to 2016



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**Felix Avenue, London N8**

**£2,000** FOR SALE

Flat - Conversion

2 1 1



# Felix Avenue, London N8

£2,000 Per

## Description

An excellently presented two double bedroom, split-level flat, ideally located on the sought-after Felix Avenue in the heart of Crouch End, N8.

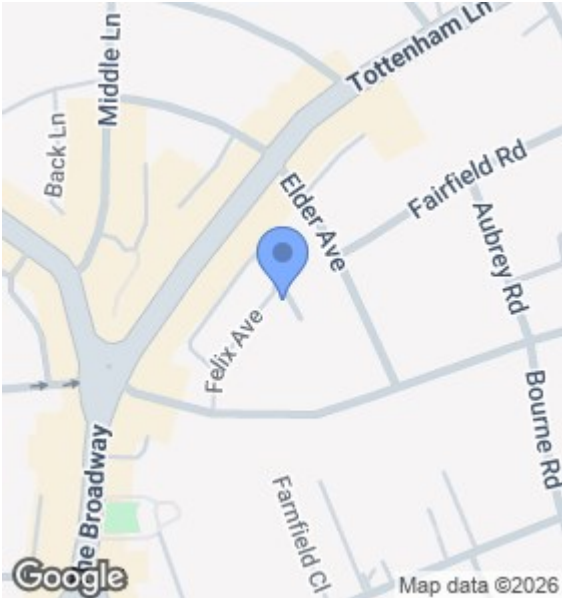
The property boasts a spacious open-plan reception room with a modern, fully integrated kitchen, creating a bright and contemporary living space. Accommodation further comprises two well-proportioned double bedrooms and a stylish bathroom featuring both bath and shower facilities.

Additional benefits include wood flooring throughout and gas central heating.

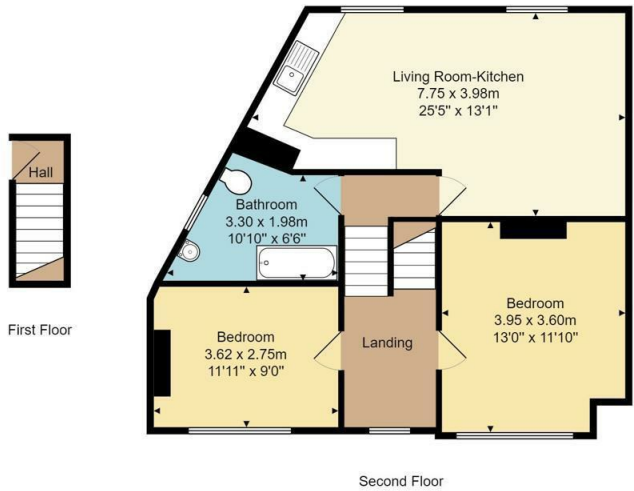
- Two double bedroom split-level flat

## Key Features

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



## Floorplan



Felix Avenue, London N8 9TL  
Total Area: 65.0 m² ... 699 ft²

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation

## 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		54	65
(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.