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faultless service  
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**Myddelton Road, London N8**

**£250,000 FOR SALE**

*Apartment - Purpose Built*

 1  1  1

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

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## Myddelton Road, London N8 £250,000

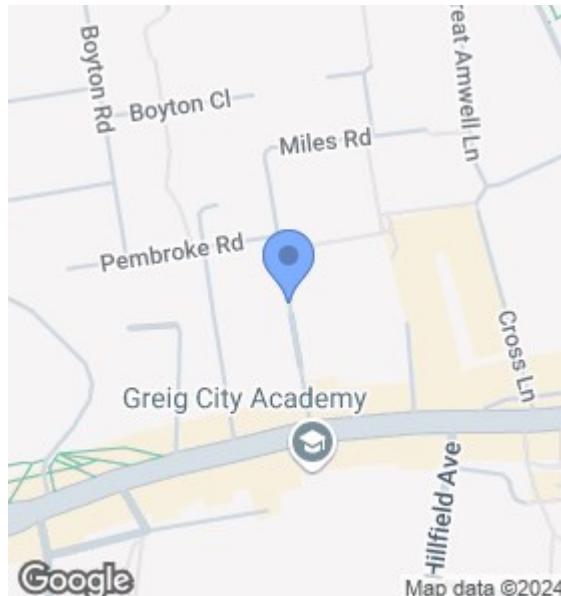
### Description

CHAIN FREE! A spacious one bedroom apartment set within of a purpose built block and located within a stone's throw from the shops and restaurants of Hornsey high street. The property benefits from a separate kitchen, a spacious living room, large bathroom and bright double bedroom.

For easy transport into central London; Hornsey train station and Turnpike Lane tube station (Piccadilly Line) are also within walking distance. The popular Crouch End Broadway is also within close proximity, as are the pleasant green spaces of Priory Park and Alexandra Park.

### Key Features

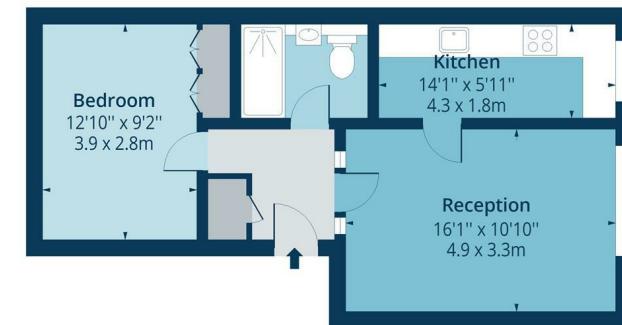
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	B



### Floorplan

#### Sackville House, N8

Approx. Gross Internal Area 505 Sq Ft - 46.91 Sq M



### First Floor

Floor Area 505 Sq Ft - 46.91 Sq M



Certified  
Property  
Measure

lpaplus.com

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.

Date: 15/7/2024

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	78	79
(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.