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**Nightingale Lane, London N8**

**£1,550** FOR SALE

Apartment

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

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## Nightingale Lane, London N8

£1,550

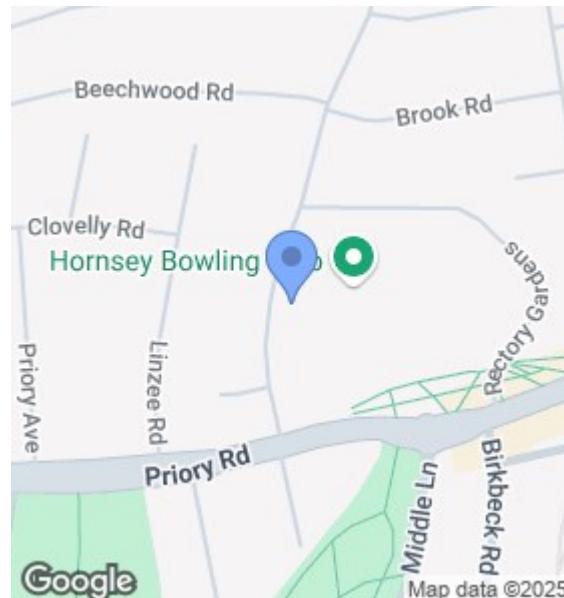
### Description

An immaculately presented, contemporary studio apartment set within a recently built development on Nightingale Lane, N8. This stylish property features a spacious open-plan reception area with a fully integrated kitchen, a separate sleeping zone enclosed by a sleek glass sliding partition, and a luxurious bathroom suite complete with a heated towel rail and mirrored cabinet. The apartment is furnished to a high specification with brand-new, modern furniture and also boasts a private decked terrace overlooking the development's landscaped communal garden.

Ideally positioned within walking distance of both Hornsey and Alexandra Palace train stations, the property also offers easy access to the vibrant Crouch End and Muswell Hill Broadways, known for their wide range of restaurants, cafés, and supermarkets. The green open spaces of Priory Park and Alexandra Park are also nearby, providing excellent options for outdoor leisure and recreation.

### Key Features

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



### Floorplan

#### Spring Apartments, N8

Approx. Gross Internal Area 445 Sq Ft - 41.34 Sq M  
Approx. Gross Balcony Area 84 Sq Ft - 7.80 Sq M



#### Ground Floor

Floor Area 445 Sq Ft - 41.34 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) 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		
	78	78
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.