

# Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016



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

**philipalexander**  
thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

**philipalexander**  
thinking local



**Tottenham Lane, London N8**

**£475,000** FOR SALE

Flat - Conversion

2 1 1



# Tottenham Lane, London N8 £475,000

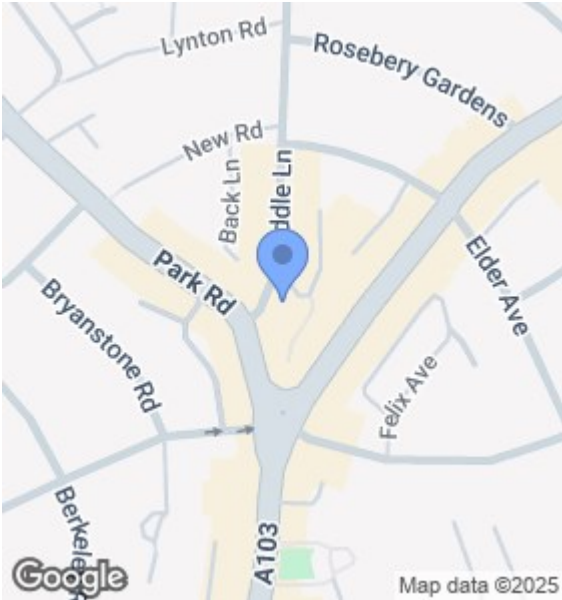
## Description

This charming two-bedroom flat is situated on the desirable Tottenham Lane, N8. The property boasts a bright and airy feel, with generously sized rooms throughout and high ceilings. It comprises two spacious double bedrooms, a large and inviting reception room with dual-aspect windows, a modern fully equipped kitchen, and a contemporary bathroom fitted with a white three piece suite.

Within easy walking distance of the vibrant amenities along Crouch End Broadway. For commuters, Hornsey train station is just a five-minute stroll away. Additionally, the beautiful green spaces of Priory Park and Alexandra Park are nearby, offering the ideal spot for outdoor relaxation & family time!

## Key Features

**Tenure** Leasehold  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** to be confirmed  
**Local Authority**  
**Council Tax**



## Floorplan

### Tottenham Lane, N8

Approx. Gross Internal Area 826 Sq Ft - 76.74 Sq M



### Second Floor

Floor Area 826 Sq Ft - 76.74 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.

ipaplus.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 |  |                         |           |
| 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.