

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

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

philipalexander
thinking local



The Manor, 71 High Street, London N8

£1,650

LET AGREED

Flat

1 1 1



The Manor, 71 High Street, London £1,650 Per

Description

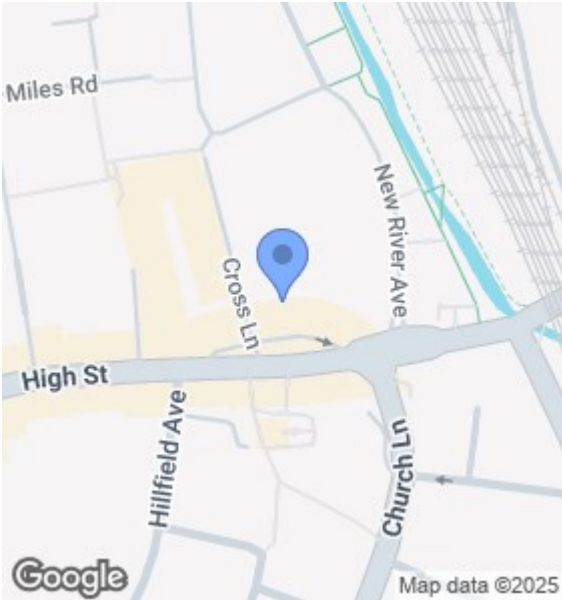
An excellently presented one-bedroom flat set on the top floor of a handsome detached period residence known as The Manor.

Flooded with natural light, this well-proportioned apartment is in very good condition throughout and offers an inviting open-plan living space with a well-equipped integrated kitchen, a generous double bedroom, and a modern bathroom.

The property benefits from a private gated entrance leading to a beautifully maintained communal hallway, and further includes an off-street parking space — a rare advantage in this sought-after location.

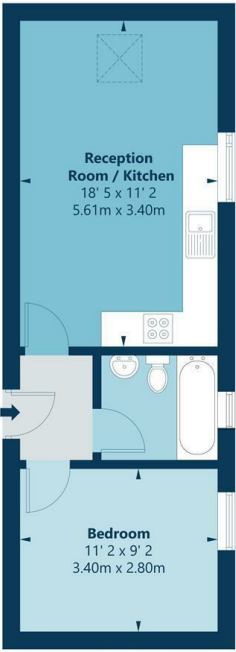
Key Features

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



Floorplan

High Street, Hornsey
Approx. Gross Internal Area 385 Sq Ft - 35.8 Sq M



Second Floor

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			
(69-80) C			
(55-68) D		61	61
(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.