

# Your local property experts

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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)

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*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

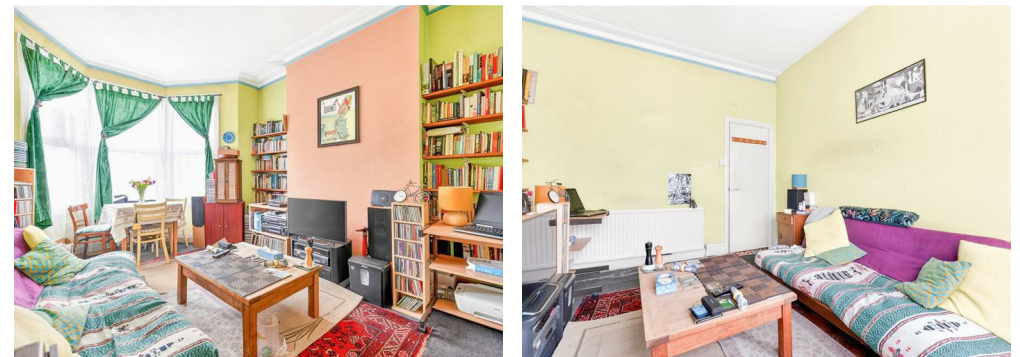


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**Wightman Road, Haringey N4**

**£325,000** FOR SALE

Flat - Conversion

1 1 1



# Wightman Road, Haringey N4

£325,000

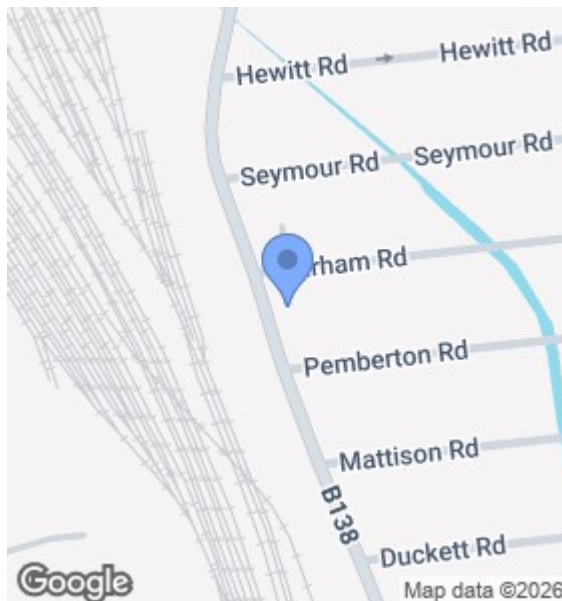
## Description

A bright and well-proportioned one-bedroom first-floor conversion flat, ideally positioned on Wightman Road in the heart of N4. Offered chain free, this property presents an excellent opportunity for first-time buyers and investors alike. The flat benefits from a short lease currently being extended, giving incoming buyers the reassurance of long-term security and future value.

Set within a period conversion, the property offers generous ceiling heights, good natural light, and a practical layout. Located moments from Haringey Green Lanes, Hornsey, and Finsbury Park transport links, as well as the independent cafés, restaurants, and green spaces that make this area so sought after.

## Key Features

<b>Tenure</b>	Share of Freehold
<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>	B
<b>Council Tax</b>	

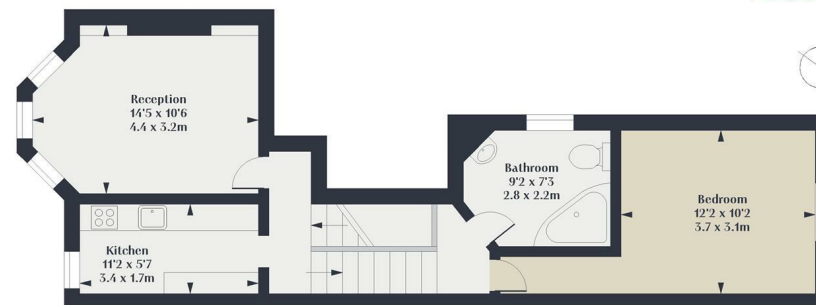


## Floorplan

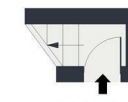
### Wightman Road N4

Approx. Gross Internal Area 523 Sq Ft - 48.59 Sq M

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Second Floor  
Floor Area 509 Sq Ft - 47.29 Sq M



First Floor  
Floor Area 14 Sq Ft - 1.30 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.

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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	78
(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.