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trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
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Quotes taken from independent
Google reviews 2006 to 2016



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

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020 8342 9444
www.philipalexander.net

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Ridge Road, London N8

£250,000 FOR SALE

Apartment - Studio

0 0 0



Ridge Road, London N8 £250,000

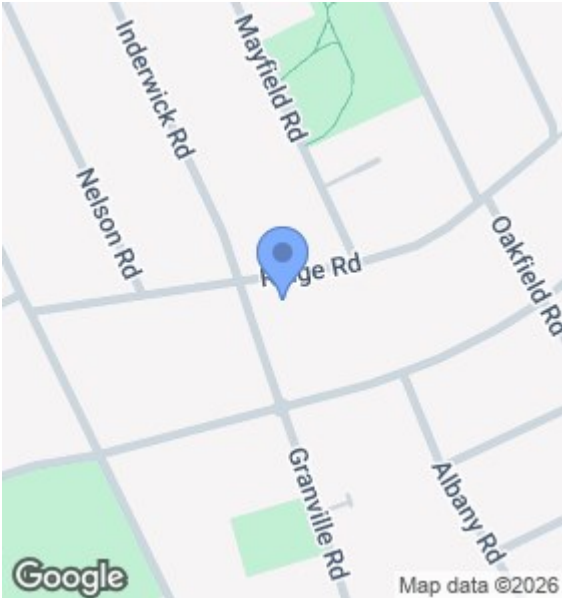
Description

Set on the highly desirable Ridge Road in the heart of Crouch End, this chain-free studio flat offers an excellent opportunity for first-time buyers and investors alike. The property benefits from a bright, well-proportioned living space and will be sold with a newly extended 999-year lease, adding long-term value and peace of mind. Ideally positioned just moments from Crouch End Broadway, residents can enjoy a vibrant mix of cafés, restaurants, boutiques, and green spaces, along with convenient transport links to the City and West End. A rare chance to secure a low-maintenance home in one of N8's most sought-after residential streets.

Bright and well-presented studio flat in one of Crouch End's most desirable residential roads

Key Features

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

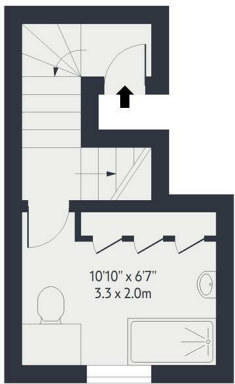


Floorplan

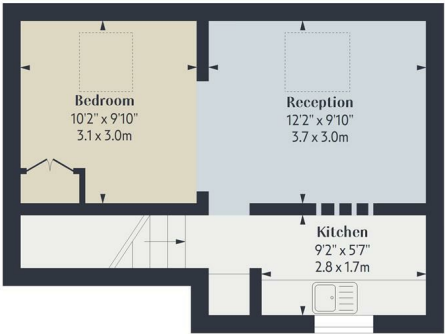
Ridge Road N8

Approx. Gross Internal Area 497 Sq Ft - 46.17 Sq M

Philip
Alexander



First Floor
Floor Area 153 Sq Ft - 14.21 Sq M



Second Floor
Floor Area 344 Sq Ft - 31.96 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	63	77
(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.