

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



165 Nelson Road, Crouch End N8
£260,000 FOR SALE

Studio

0 1 1



165 Nelson Road, Crouch End N8

£260,000

Description

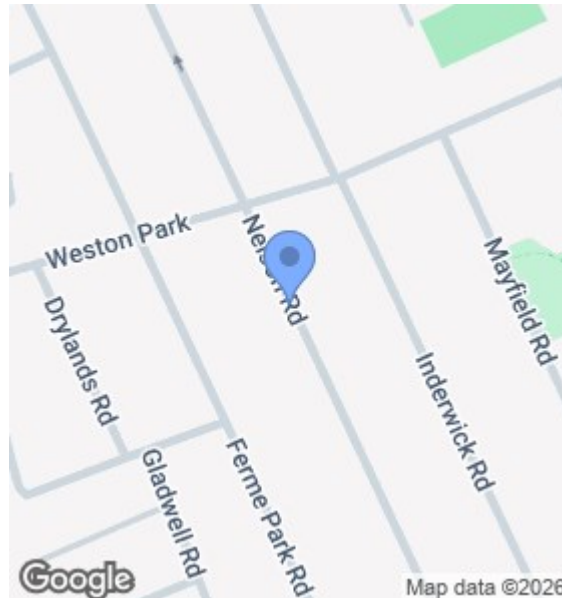
This well-presented first-floor studio flat offers an excellent opportunity to secure a smart, low-maintenance home in the highly desirable Crouch End, N8 area. Offered chain-free, the property is in good condition throughout and provides a bright, flexible living space ideal for first-time buyers, investors, or those seeking a convenient London base. Situated moments from Crouch End's vibrant amenities, transport links, and green spaces, it combines comfort, practicality, and a prime North London location.

Key feature-

Well-presented first-floor studio flat in the desirable N8 9RR area

Key Features

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



Floorplan


Nelson Road N8

Approx. Gross Internal Area 313 Sq Ft - 29.08 Sq M

Philip Alexander




First Floor
Floor Area 313 Sq Ft - 29.08 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.

Created for Philip Alexander by lpaplus.com Date: 5/3/2026

Thinking local

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	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.