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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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32 Umfreville Road, Finsbury Park N4
£375,000 FOR SALE

Flat - Conversion

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32 Umfreville Road, Finsbury Park £375,000

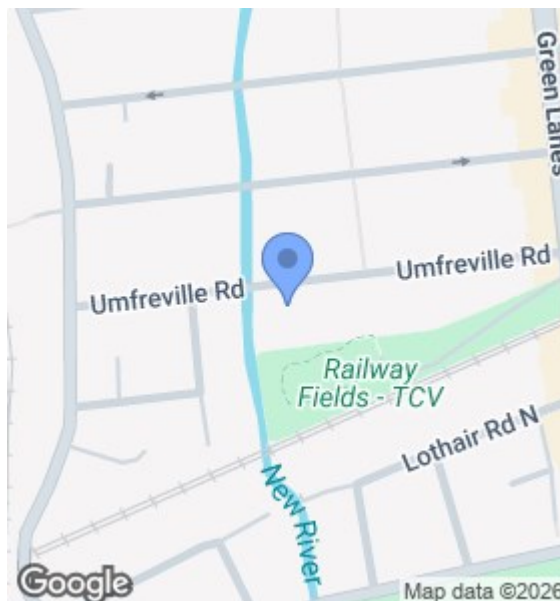
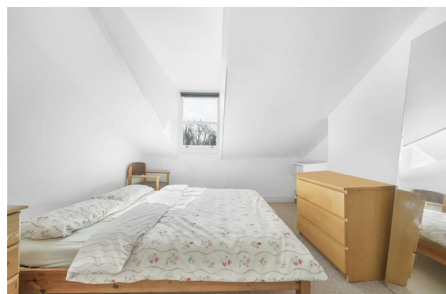
Description

CHAIN FREE. A nicely presented split-level one bedroom flat, set over the first and second floors of a period conversion. The first floor comprises a contemporary integrated kitchen and a bathroom with both bath and shower facilities. The second floor has a bright reception room, and double bedroom. The property comes with a long lease.

Conveniently located with easy access to Manor House tube (Piccadilly) and Haringay overground station. A variety of high street amenities is within walking distance with Haringay Green Lanes nearby - shops, cafes and restaurants.

Key Features

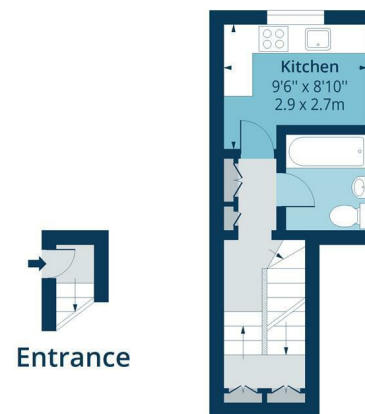
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	



Floorplan

Umfreville Road, N4

Approx. Gross Internal Area 632 Sq Ft - 58.71 Sq M



First Floor

Floor Area 205 Sq Ft - 19.04 Sq M



Second Floor


Floor Area 427 Sq Ft - 39.63 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.

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		60	68
(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.