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**accessible**  
*friendly* *dependable*  
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Quotes taken from independent  
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**Hillfield Avenue, London N8**

**£550,000** FOR SALE

Flat

2 1 1



# Hillfield Avenue, London N8

£550,000

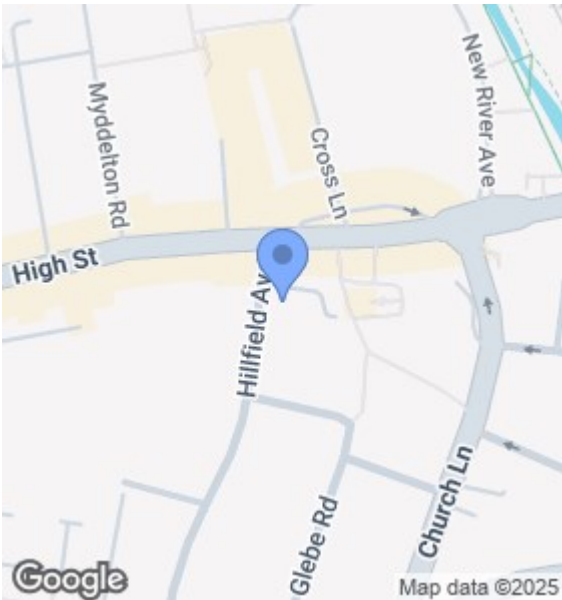
## Description

CHAIN FREE! This charming two-bedroom flat is situated on the first floor of a period conversion on the desirable Hillfield Avenue, N8. The property boasts a bright and airy feel, with generously sized rooms throughout. It comprises two spacious double bedrooms, a large and inviting reception room, a modern fully equipped kitchen, and a contemporary bathroom featuring both bath and shower facilities.

Nestled on a peaceful residential street, Hillfield Avenue offers the perfect blend of tranquillity and convenience. You'll be within easy walking distance of the vibrant amenities along Hornsey High Street and Crouch End Broadway. For commuters, Hornsey train station is just a five-minute stroll away. Additionally, the beautiful green spaces of Priory Park and Alexandra Park are nearby, offering the ideal spot for outdoor relaxation.

## Key Features

<b>Tenure</b>	Leasehold
<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>	Haringey
<b>Council Tax</b>	C



## Floorplan

### Hillfield Avenue, N8

Approx. Gross Internal Area 655 Sq Ft - 60.85 Sq M



### First Floor

Floor Area 655 Sq Ft - 60.85 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			
(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.