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Allison Road, N8
£685,000 FOR SALE
Flat - Conversion

3 1 1



Allison Road, N8

£685,000

Description

Set within a period conversion and boasting its own private entrance, this three-bedroom ground floor garden flat offers an exceptional blend of character and modern living, complete with a small patio and a large rear garden.

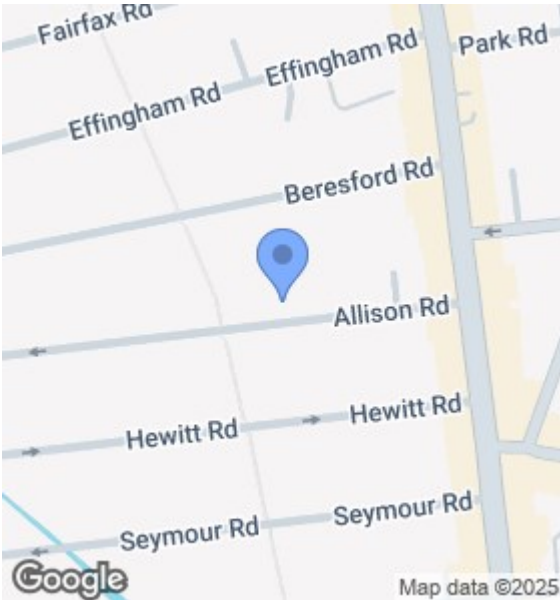
Period Features – Retains character with high ceilings and large sash windows.

Spacious Living – Generous reception room with ample natural light.

Modern Kitchen – Well-appointed with contemporary fittings.

Key Features

- Tenure
- Lease Expires
- Ground Rent
- Service Charge
- Local Authority
- Council Tax
- Share of Freehold
- to be confirmed
- to be confirmed
- to be confirmed

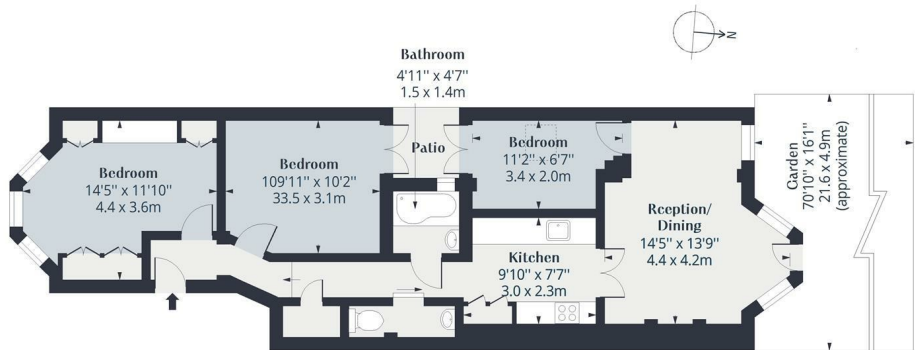


Floorplan

Allison Road, N8

Approx. Gross Internal Area 754 Sq Ft - 68.19 Sq M
Approx. Gross Patio Area 26 Sq Ft - 2.42 Sq M

Philip
Alexander



Ground Floor
Floor Area 754 Sq Ft - 68.19 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.