

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.

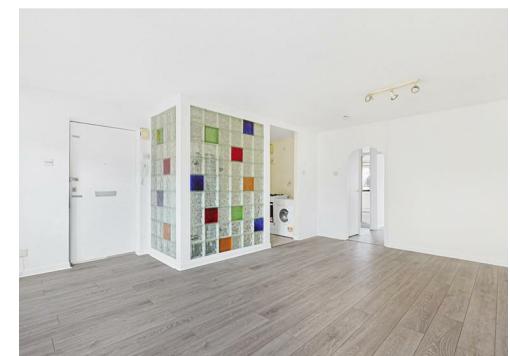
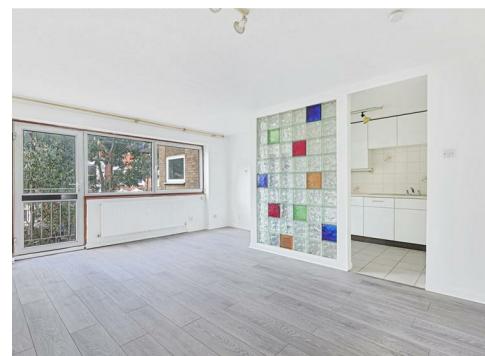


*trustworthy
faultless service
straightforward
honest a breath of
professional fresh air
accessible
friendly dependable
responsive transparent*

Quotes taken from independent Google reviews 2006 to 2016

020 8342 9444
www.philipalexander.net

 philipalexander
thinking local



41 Church Lane, London N8

£400,000 FOR SALE

Apartment - Purpose Built

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

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£400,000

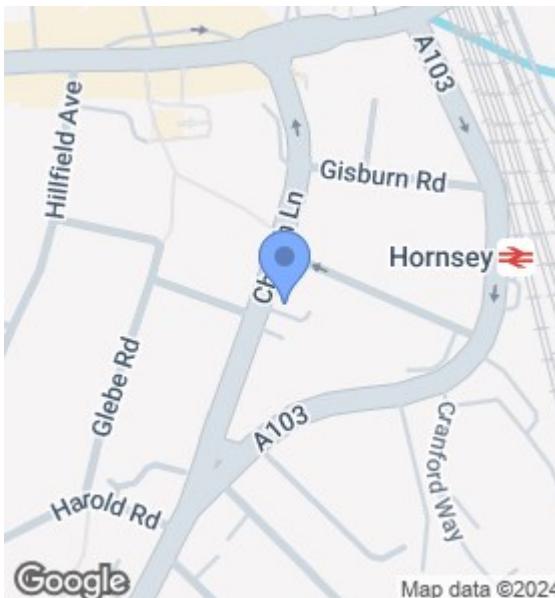
Description

CHAIN FREE! A well proportioned two bedroom purpose built apartment, set within a well maintained block on Church Lane, Crouch End N8. The property offers 699 (sq.ft) of internal living space, and comprises; a generously sized reception room which leads on to a balcony, a separate kitchen, a contemporary bathroom, and two double bedrooms (both with built-in storage space). The property also has access to a COMMUNAL GARDEN at the rear of the block, as well as a GARAGE which is ideal for parking or storage.

Ideally located in-between Hornsey and Crouch End, allowing easy access to Hornsey train station, but equal easy access to the amenities of the popular Crouch End Broadway. The iconic Alexandra Palace is a short walk away, and Muswell Hill is easily accessible.

Key Features

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

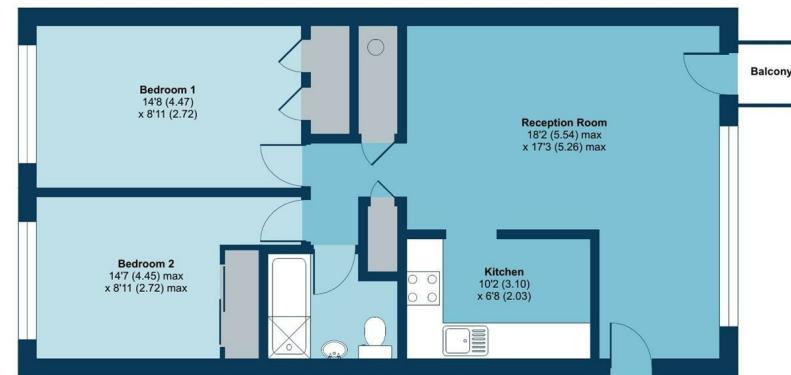


Floorplan

Church Lane, Crouch End, London, N8

Approximate Area = 699 sq ft / 65 sq m

For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rictchem.com 2022. Produced for Philip Alexander Estate Agents. REF: 888115

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		
	74	78
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.