

# Your local property experts

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

Quotes taken from independent Google reviews 2006 to 2016



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020 8342 9444  
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**33 Hornsey Park Road, London N8**

**£475,000** FOR SALE

Flat - Garden

2 1 1



## 33 Hornsey Park Road, London N8 £475,000

### Description

CHAIN FREE! A large and spacious two bedroom ground floor period conversion flat, with stunning considerably large private rear garden. This property comprises a large open plan reception room with floods of natural light, a modern integrated kitchen, two good size bedrooms, freshly renovated bathroom and private driveway.

Ideally located within walking distance to both Wood Green and Turnpike Lane tube stations, as well Hornsey mainline. Close by to a number of amenity-packed high streets such as Wood Green, Harringay and Crouch End. Green space is also in abundance with Finsbury Park and Alexandra Park in close proximity.

### Key Features

- Off-street parking
- Large private rear garden

<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

#### Hornsey Park Road

Approx. Gross Internal Area 652 Sq Ft - 60.6 Sq M



For Illustrational Purposes Only - Not To Scale  
ipaplus.com

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.