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.

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trustworthy
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straightforward
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professional fresh air
accessible
friendly dependable
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transparent

Quotes taken from independent Google reviews 2006 to 2016



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



020 8342 9444 www.philipalexander.net









33 Hornsey Park Road, London N8

£475,000 FOR SALE

Flat - Garden







exander 020 8342 9444 Www.philipalexander.net



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.

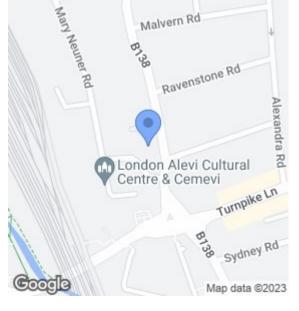
Key Features

- Off-street parking
- Large private rear garden

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







Floorplan

Hornsey Park Road

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







For Ilustrational Purposes Only - Not To Scale Ipaplus.com

EPC

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) | 71 | |
| (55-68) | | |
| (39-54) | | |
| (21-38) | | |
| (1-20) | | |
| Not energy efficient - higher running costs | | |

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.