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*trustworthy*  
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*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
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*friendly* *dependable*  
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Quotes taken from independent  
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**Alexandra Road, London N8**

**£325,000** FOR SALE

Flat - Conversion

1 1 1



# Alexandra Road, London N8

£325,000

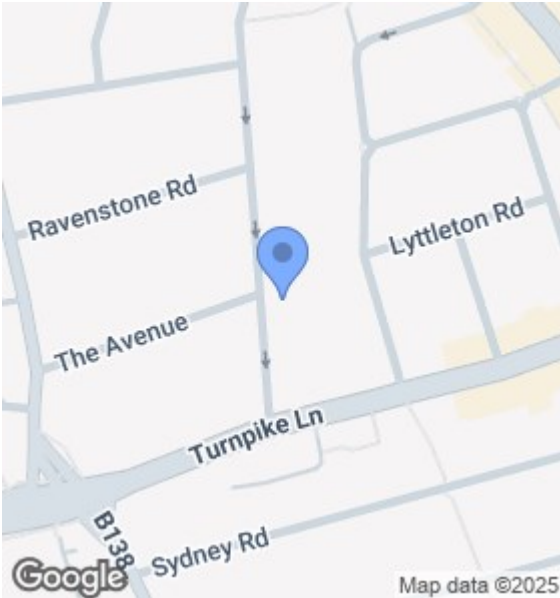
## Description

CHAIN FREE! An excellently presented one bedroom converted flat, set in a converted semi-detached house on Alexandra Road, Hornsey N8. The property comprises: a bright open plan reception room with semi-integrated kitchen and pleasant skyline views, a generously sized double bedroom with ample work-from-home space (if needed), and a modern bathroom. Double glazed throughout with gas central heating.

Conveniently located within close proximity to excellent transport links in to the City and West End; Hornsey train, Wood Green tube, and Turnpike Lane tube. A number of easily accessible high street spots are nearby also - Wood Green High Street, Hornsey High Street, and Harringay Green Lanes.

## Key Features

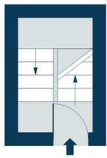
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	B



## Floorplan

### Alexandra Road, N8

Approx. Gross Internal Area 637 Sq Ft - 59.18 Sq M



#### First Floor

Floor Area 48 Sq Ft - 4.46 Sq M



#### Second Floor

Floor Area 589 Sq Ft - 54.72 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.

lpaplus.com

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.