

# 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](http://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



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

**philipalexander**  
thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

**philipalexander**  
thinking local



**Hillfield Avenue, London N8**

**£650,000** FOR SALE

Flat - Conversion

2 1 1





# Hillfield Avenue, London N8

£650,000

## Description

SHARE OF FREEHOLD! An excellently presented two bedroom converted garden flat, located on the popular tree-lined street of Hillfield Avenue, Crouch End, N8. The property boasts a lovely mix of period features and modern character, and comprises; a large bright reception room with large windows, beautiful fireplace, and wood flooring, a separate integrated modern kitchen, a large master bedroom with another fireplace and plenty of storage space, a second double bedroom, and a contemporary bathroom with both bath and shower facilities. Additional benefits included an abundance of storage space (hallway under stairs cupboard) and gas central heating. A charming private rear garden sits perfectly with pleasant open views of Hornsey's St Mary's church tower, and offers plenty of patio and grass space with a good size garden shed at the back.

## Key Features

- Private garden
- Share of freehold
- Close to Hornsey High Street and station
- Close to Crouch End Broadway
- Close to Alexandra Palace
- Council tax band C - Haringey

## Tenure

Lease Expires  
Ground Rent  
Service Charge  
Local Authority  
Council Tax

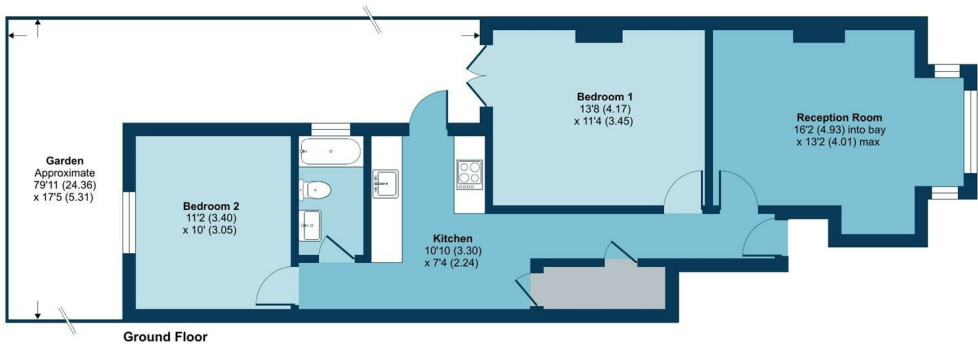
Share of Freehold  
to be confirmed  
to be confirmed  
to be confirmed  
Haringey  
C



## Floorplan

### Hillfield Avenue, Crouch End, London, N8

Approximate Area = 694 sq ft / 64 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©iStockphoto 2022. Produced for Philip Alexander Estate Agents. REF: 853888

## 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.