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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Quotes taken from independent Google reviews 2006 to 2016



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**71 Crouch End Hill, London N8**

**£435,000** FOR SALE

*Apartment - Purpose Built*

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## 71 Crouch End Hill, London N8

£435,000

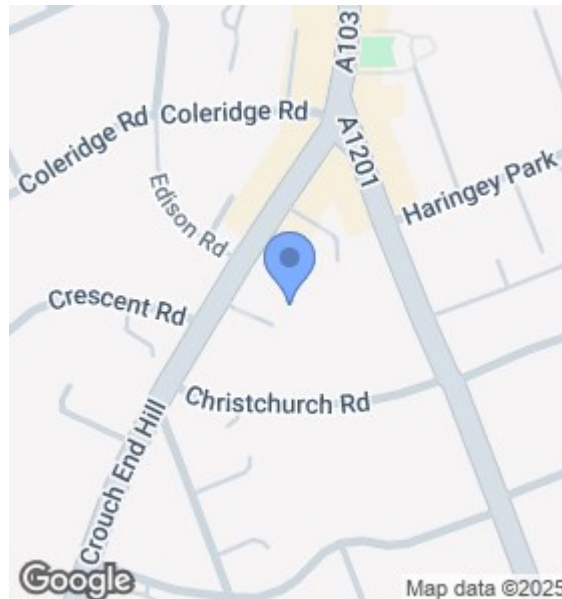
### Description

CHAIN FREE! A nicely presented two bedroom purpose built flat, set on the second floor of a well maintained block just off the popular Crouch End Broadway. This property comprises an open plan reception room with a contemporary integrated kitchen and Juliette balcony, a large bedroom with built-in storage space and ensuite bathroom, a second bedroom (which can be opened out into the reception room if desired), and the main bathroom with both bath and shower facilities. Additional benefits include plenty of storage with 3 hallway cupboards, and pleasant views of Alexandra Palace. LEASEHOLD - 984 YEARS REMAINING.

Exchange House is conveniently located on the Crouch End Broadway, providing easy access to it's wide range of restaurants, shops, and independent coffee shops. Other local hotspots are nearby including Muswell Hill and Alexandra Palace.

### Key Features

<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>	E

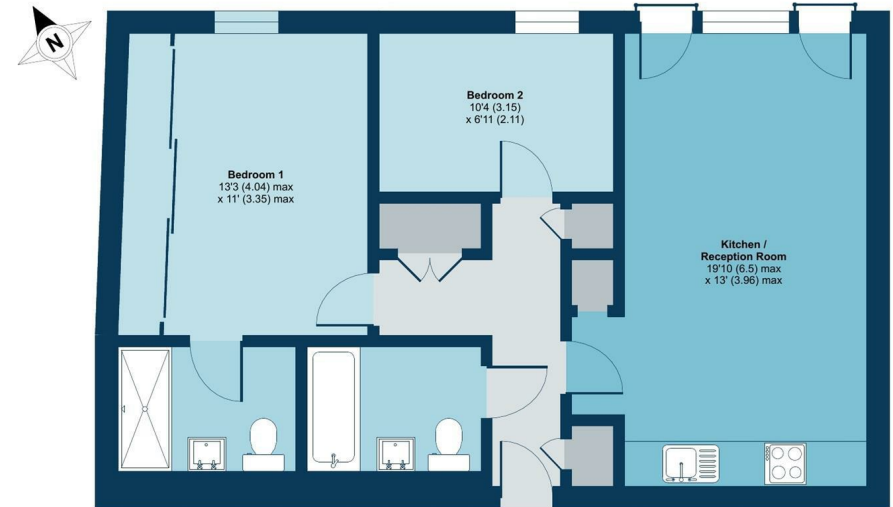


### Floorplan

#### Exchange House, Crouch End Hill, London, N8

Approximate Area = 645 sq ft / 60 sq m

For identification only - Not to scale



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vinhcom 2023. Produced for Philip Alexander Estate Agents. REF: 1048060

### 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			
<b>England &amp; Wales</b>		78	83
	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.