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straightforward
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Quotes taken from independent
Google reviews 2006 to 2016



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Fairfield Gardens, London N8

£400,000 FOR SALE

Flat - Conversion

2 1 1



Fairfield Gardens, London N8

£400,000

Description

A generously sized two bedroom converted flat, set on Fairfield Gardens is on the doorstep of the the iconic Crouch End Broadway. This property comprises a large reception room with sash windows and original stripped wooden floorboards, a separate contemporary kitchen, two double bedrooms, and a bathroom with both bath and shower facilities. LEASEHOLD 168 YEARS.

Ideally located within close proximity to the transport links of Hornsey (train station) and the popular high street amenities of Crouch End - with it's wide variety of artisan coffee shops, restaurants, fashion boutiques, and bookstores, as well as it's landmark clock tower. The Picturehouse Cinema shows blockbuster movies, and the Crouch End Playing Fields is home to sports pitches, parklands, and gardens.

Key Features

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



Floorplan

Fairfield Gardens

Approx. Gross Internal Area 677 Sq Ft - 62.8 Sq M
(Excluding Reduced Headroom)
Reduced Headroom 9 Sq Ft - 0.9 Sq M
Total 686 Sq Ft - 63.7 Sq M



For Illustrational Purposes Only - Not To Scale
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		
(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.