# Your local property experts

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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



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## Fairfield Gardens, London N8

£400,000 FOR SALE

Flat - Conversion







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### 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
<b>Ground Rent</b>	to be confirmed
Service Charge	to be confirmed
<b>Local Authority</b>	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

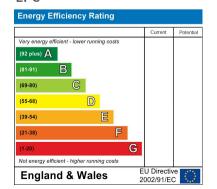






For Ilustrational Purposes Only - Not To Scale Ipaplus.com

#### **EPC**



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.