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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

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Temple Road, N8
£1,800 FOR SALE
Flat - Conversion

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Temple Road, N8

£1,800 Per

Description

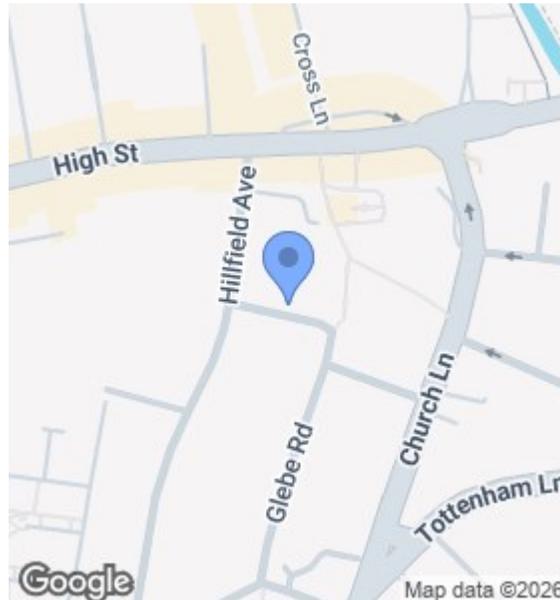
A beautifully presented two-bedroom converted flat, ideally positioned on the highly sought-after Temple Road, N8. This charming property offers a blend of character features and modern finishes, making it an excellent choice for comfortable contemporary living.

The accommodation comprises a bright and spacious reception room featuring elegant sash windows and a striking feature fireplace, a separate semi-integrated kitchen with a modern finish, a well-proportioned double bedroom, a versatile single bedroom, and a stylish, fully fitted bathroom.

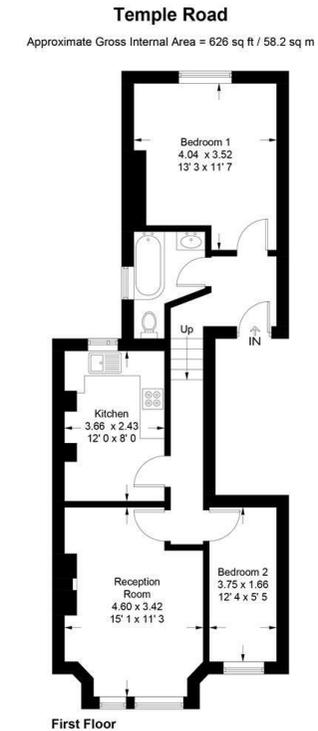
Perfectly located, the property is within easy walking distance of the vibrant Crouch End Broadway, offering an array of boutique shops, restaurants, and independent cafés. Hornsey High Street and Hornsey train station are also nearby, providing convenient transport links. Other popular local

Key Features

| | |
|------------------------|-----------------|
| Tenure | to be confirmed |
| Lease Expires | to be confirmed |
| Ground Rent | to be confirmed |
| Service Charge | Haringey |
| Local Authority | C |
| Council Tax | |



Floorplan



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 76 |
| (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.