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Call **020 8342 9444** to speak to one of our friendly team.



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**Miles Road, London N8**  
**£133,750 FOR SALE**

*Apartment - Purpose Built*

2 1 1



## Miles Road, London N8

£133,750

### Description

CHAIN FREE - SHARED OWNERSHIP 25%. A bright and spacious modern TWO bedroom apartment that forms part of a purpose built block. It is situated on the top floor and includes a private balcony with very unique stunning views of Alexandra Palace and the surrounding area. Additional benefits include a large open plan reception room with fully integrated kitchen, two good size bedrooms, and a modern bathroom with both bath and shower facilities. PRIVATE UNDERGROUND PARKING SPACE INCLUDED. Option to purchase 100% available.

The apartment is just a 5-minute walk from Hornsey train station, as well as being a 15-minute walk away from Turnpike Lane tube station (Piccadilly Line) providing easy access into the City. The popular Crouch End Broadway is only a short walk away. The flat also has the advantages of being close to the large green open spaces surrounding Alexandra Palace.

### Key Features

- Shared ownership 25%
- Stunning views of Alexandra Palace

#### Tenure

Leasehold

#### Lease Expires

to be confirmed

#### Ground Rent

to be confirmed

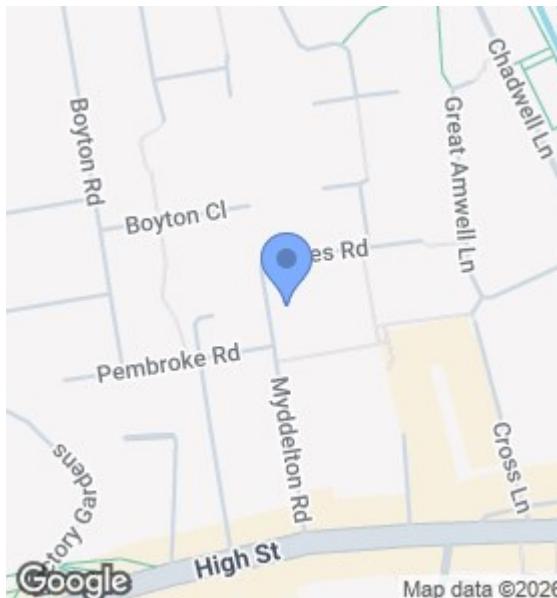
#### Service Charge

to be confirmed

#### Local Authority

Haringay

#### Council Tax



### Floorplan

#### Candish Court, N8

Approx. Gross Internal Area 641 Sq Ft - 59.55 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 694 Sq Ft - 64.47 Sq M (Including Balcony)



#### Sixth Floor

Floor Area 641 Sq Ft - 59.55 Sq M

For Illustrational Purposes Only - Not To Scale  
ipaplus.com

### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(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.