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straightforward
honest *a breath of*
professional *fresh air*
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Hillfield Avenue, London N8

£2,350 FOR SALE

Flat - Duplex

 2  1  1



Hillfield Avenue, London N8

£2,350 Per

Description

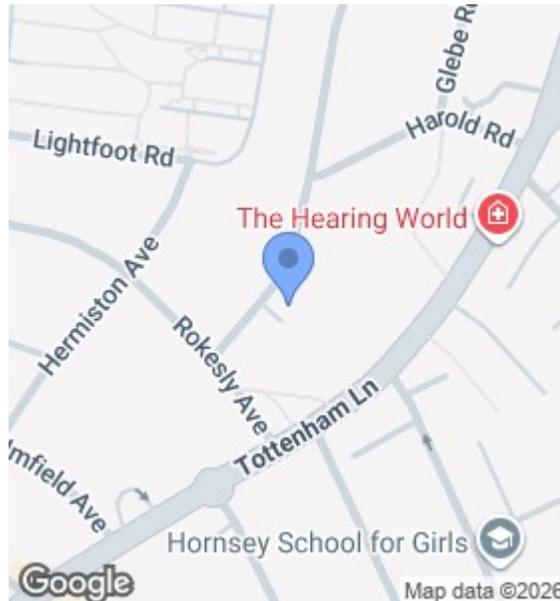
A beautifully presented two-bedroom split-level flat set within a quiet residential development on the highly sought-after Hillfield Avenue, Crouch End, N8. The property will be newly decorated throughout, offering a fresh and stylish home for incoming tenants.

Finished to a high standard, this spacious and well-proportioned property features a bright and airy open-plan reception room with direct access to a private south-west facing rear garden — perfect for enjoying afternoon and evening sun. The contemporary integrated kitchen is seamlessly arranged within the living space, and a convenient downstairs WC completes the ground floor.

Upstairs, the property offers two generous double bedrooms and a modern, well-appointed family bathroom. Stripped wooden floorboards and large

Key Features

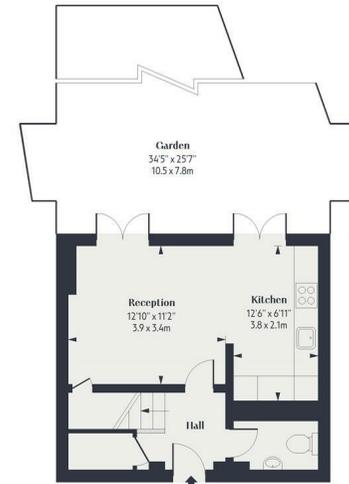
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	D
Council Tax	



Floorplan

Medici Court N8

Approx. Gross Internal Area 734 Sq Ft - 68.19 Sq M



Ground Floor

Floor Area 367 Sq Ft - 34.09 Sq M



First Floor

Floor Area 367 Sq Ft - 34.09 Sq M



Philip
Alexander



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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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.