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*trustworthy*  
*faultless service*  
*straightforward*  
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Quotes taken from independent Google reviews 2006 to 2016



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**43A Tottenham Lane, N8**

**£1,800** FOR SALE

Flat - Conversion

 1  1  1



# 43A Tottenham Lane, N8

£1,800 Per

## Description

Stylish One-Bedroom First Floor Flat with Private Roof Terrace – Tottenham Lane, N8

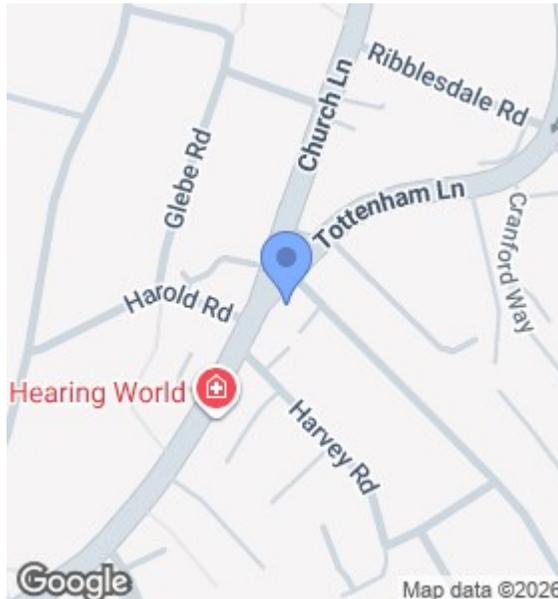
A beautifully presented one-bedroom first floor flat, ideally located on Tottenham Lane, just a 3-minute walk to Hornsey Station and close to Crouch End Broadway. Finished to an exceptional standard throughout, this property combines modern comfort with stylish design.

- Good-sized open-plan living area with integrated kitchen, perfect for entertaining or relaxing.
- Double bedroom with built-in wardrobe storage.
- Bathroom: Modern bathroom with high-quality fixtures and finishes.

## Key Features

- Development is a Car-Free Development.

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



## Floorplan

### Tottenham Lane, Flat 3

Approx. Gross Internal Area 458 Sq Ft - 42.6 Sq M



For Illustrational Purposes Only - Not To Scale  
lpapius.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.