

# Your local property experts

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Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

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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



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**Willoughby Road, N8**

**£2,175pcm**

TO LET

Flat - Garden

2 1 1



36 Willoughby Road, London N8 £2,175pcm

Description

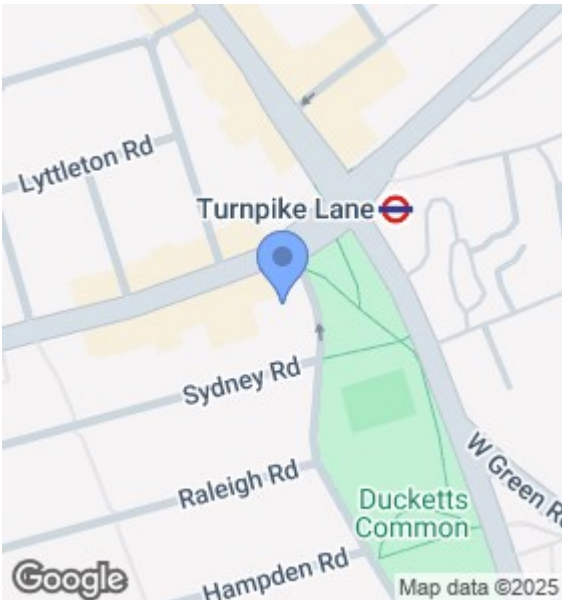
A very well presented ground floor two bedroom flat with a large rear garden and brick built out-house. Offering excellent living accommodation, this property comprises a large bright reception room, two double bedrooms, a high spec integrated kitchen, and a stylish bathroom. The property comes with a large brick built out-house ideal for storage or work-from-home space (has electrics).

Ideally located within walking distance to Turnpike Lane tube station and Hornsey train station. The high street amenities of Turnpike Lane, Wood Green, Hornsey, and Crouch End are all easily accessible.

Key Features

- Large rear garden
- Brick built out-house

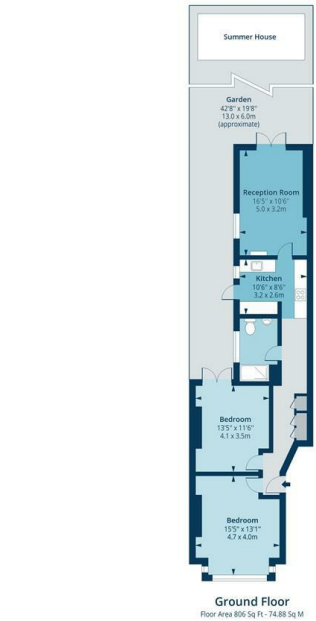
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	C
Council Tax	



Floorplan

Willoughby Road, N8

Approx. Gross Internal Area 806 Sq Ft - 74.88 Sq M  
Approx. Gross Summer House Area 121 Sq Ft - 11.24 Sq M



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. [laplus.com](#)

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.