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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

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PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

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36 Willoughby Road, London N8 £2,175pcm

Description

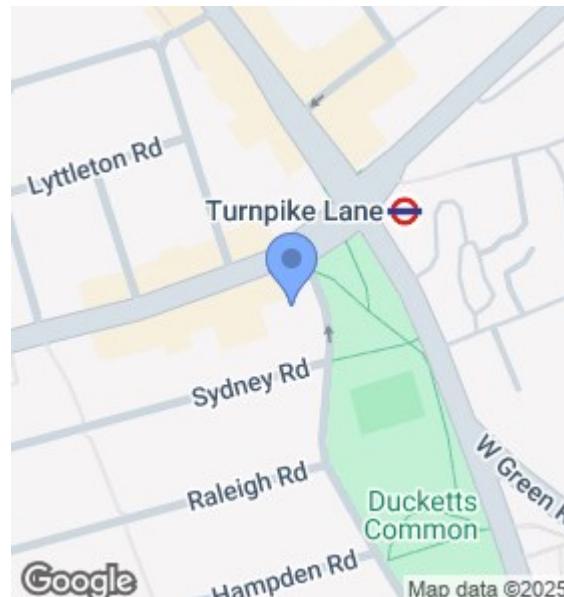
A very well presented ground floor two bedroom flat with a large rear garden and brick built out-house. Offering excellent living accommodation, this property comprises a large bright reception room, two double bedrooms, a high spec integrated kitchen, and a stylish bathroom. The property comes with 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



Ground Floor

Floor Area 806 Sq Ft - 74.88 Sq M



Measured according to RICS IPMS. 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.
ipaplus.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.