

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

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

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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

*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



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

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



44 Finsbury Road, London N22

£375,000 FOR SALE

Apartment - Purpose Built

2 1 1



44 Finsbury Road, London N22 £375,000

Description

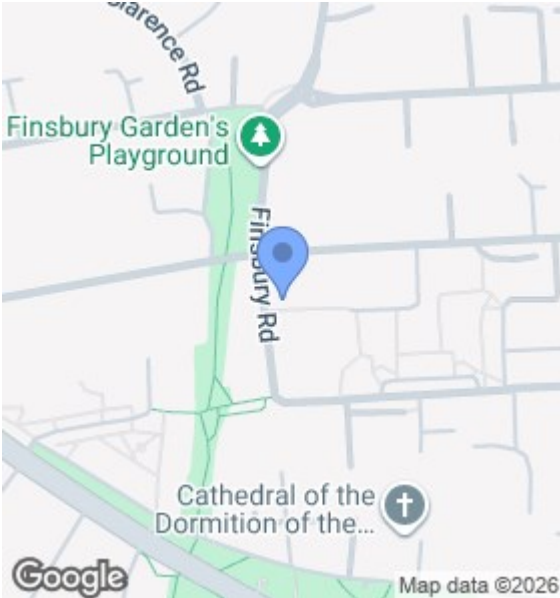
A bright and well-proportioned two-bedroom converted apartment set within a popular residential pocket of N22. This chain-free home offers a blend of period charm and modern convenience, making it ideal for first-time buyers, downsizers, or investors seeking a strong rental location. Positioned moments from transport links, green spaces, and local amenities, it's a fantastic opportunity in a sought-after North London neighbourhood.

Key Features
Two bedrooms with good natural light

Chain-free sale for a smooth and swift transaction

Key Features

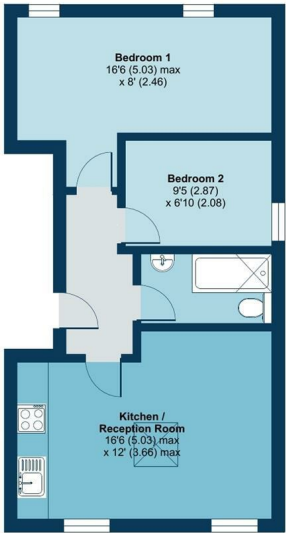
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	C



Floorplan

Finsbury Road, London, N22

Approximate Area = 491 sq ft / 45.6 sq m
For identification only - Not to scale



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Nichecom 2023. Produced for Philip Alexander Estate Agents. REF: 1017189

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.