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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent
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130 - 132 Tottenham Lane, London N8

£475,000 FOR SALE

Apartment - Purpose Built

2 1 2



130 - 132 Tottenham Lane, London £475,000

Description

CHAIN FREE! An excellently presented two bedroom purpose built apartment, set on the ground floor of a well maintained block on Tottenham Lane, Crouch End. North Point offers residents a taste of modern living and includes a concierge service, a resident's gym, and a private gated car-park (with bicycle storage).

The apartment provides generous living space throughout and comprises; a large open-plan reception room with modern integrated kitchen and ample dining space, two double bedrooms, and two bathrooms (one as en-suite). Additional bonuses include plenty of hallway storage space, and a patio terrace. The apartment also comes with an allocated parking space.

Key Features

- Concierge service
- Residents gym
- Private gated carpark
- Close to Hornsey mainline and Crouch End Broadway

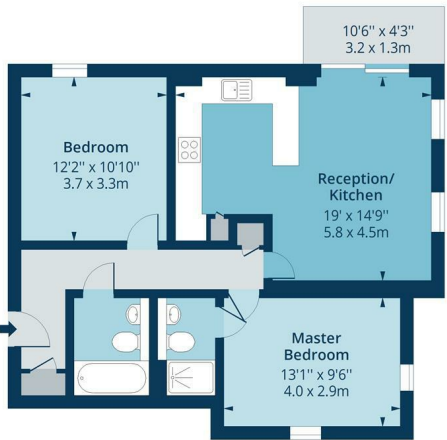
Tenure Leasehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority Haringey
Council Tax D



Floorplan

North Point, N8

Approx. Gross Internal Area 731 Sq Ft - 67.91 Sq M



Ground Floor

Floor Area 731 Sq Ft - 67.91 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.

lpaplus.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.