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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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Sydney Road, N8
£290,000 FOR SALE
Flat - Purpose Built

1 1 1



Sydney Road, N8

£290,000

Description

A purpose built one bedroom apartment situated on popular residential road in Harringay. The property comprises a reception room, large separate kitchen, double bedroom and bathroom with bath / shower combo.

The property also benefits from double glazed windows, gas central heating and direct access to well maintained COMMUNAL GARDENS to the rear of the building

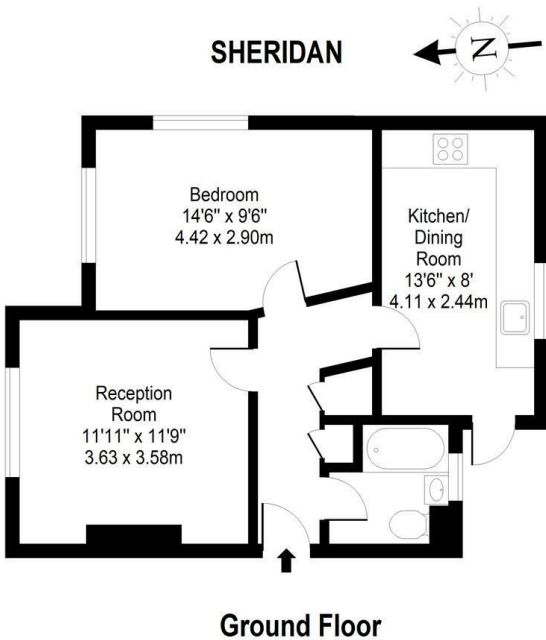
Turnpike Lane tube station and Harringay train station, along with the restaurants and bars of Green Lanes are a five minute walk from the property. Ideal for first time buyers or as a an investment/buy to let.

Key Features

Tenure	Leasehold
Lease Expires	type text here
Ground Rent	type text here
Service Charge	type text here
Local Authority	type text here
Council Tax	



Floorplan



Approx. Gross Internal Area 504 Sq Ft - 46.82 Sq M
For Illustrative Purposes Only - Not To Scale
www.lapplus.com

EPC

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.