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.





Quotes taken from independent Google reviews 2006 to 2016



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



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135 Seymour Road, Harringey N8

£1,250 FOR SALE

Flat - Conversion







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135 Seymour Road, Harringey N8

£1,250 Per

Description

A NEWLY REFURBISHED split-level one bedroom flat, conveniently located on the popular Harringay Ladder. This property offers a large bright reception room, a generously sized double bedroom, and a brand new fully integrated kitchen and bathroom. Also has the additional bonus of a hallway utility cupboard. Newly carpeted and decorated throughout. Within close proximity to Turnpike Lane tube station (zone 3), and Hornsey and Harringay train stations, as well as Manor Park tube (Zone 2). Available now.

Key Features

NEWLY REFURBISHED

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

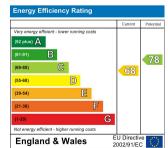
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Floorplan

EPC



				Current	Potentia
Very environmentally frie	ndly - low	er CO2 er	nissions		
(92 plus) 🖄					
(81-91)					78
(69-80)	0			71	10
(55-68)	D				
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not environmentally frier	ndly - high	er CO2 en	nissions		

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.