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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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**135 Seymour Road, Harringey N8**

**£1,250** FOR SALE

Flat - Conversion

1 1 1



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



## Floorplan

## 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	78

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	71

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.