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

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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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Spigurnell Road, London N17

£475,000 FOR SALE

House - End Terrace

3 1 1



Spigurnell Road, London N17 £475,000

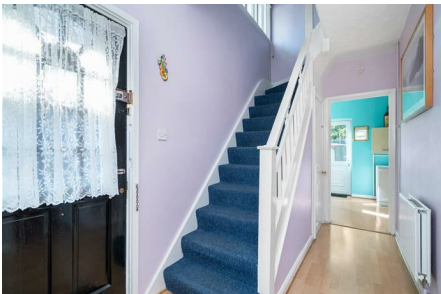
Description

GREAT POTENTIAL! A spacious three bedroom semi-detached house located in a quiet residential street within the popular Tower Gardens conservation area. The property comprises a large kitchen diner, separate reception room, three bedrooms, a contemporary family bathroom and front and rear private gardens. The house also benefits from gas central heating, double glazed windows and easy access to street parking with an easily obtained residents parking permit. Tower Gardens is serviced by numerous public transport routes, with the West End and the City 30-40 minutes away via Bruce Grove over ground station, Turnpike Lane on the Piccadilly Line.

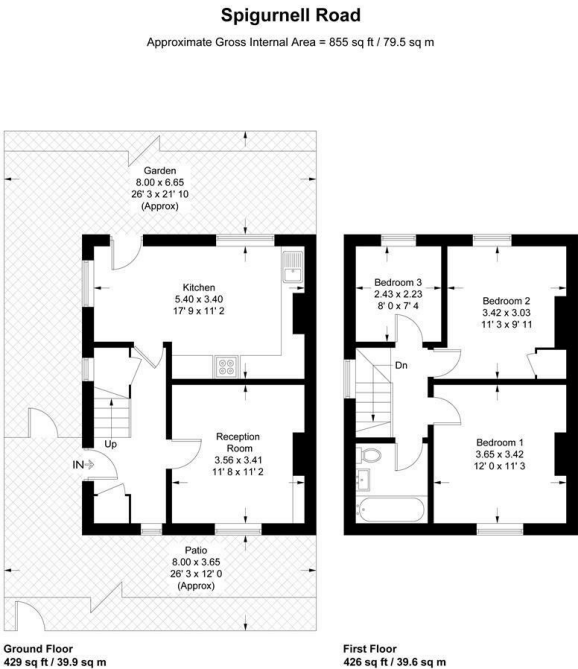
Key Features

- Three bedroom house
- Semi-detached
- Freehold
- Great potential / development opportunity (subject to planning)
- Spacious kitchen diner
- Separate reception room
- Front and rear private garden
- Short walk to Lordship Recreational Ground
- Short walk to Bruce Castle Park

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



Floorplan



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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.