

# Your local property experts

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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](http://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.

*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



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

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020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

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**Hornsey Road, N19**  
**£950 Per** FOR SALE  
*Studio*

0 1 1



# Hornsey Road, N19

£950 Per

## Description

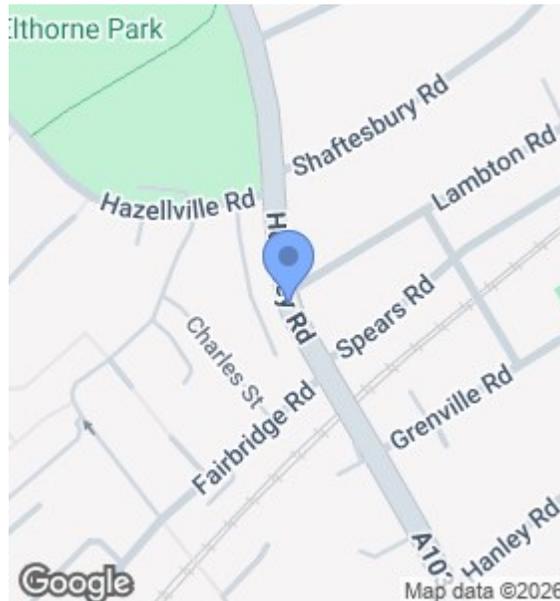
A generously sized, self-contained studio flat situated above commercial premises on Hornsey Road, N19. Ideal for single professional occupants.

- Spacious studio room with integrated kitchen area
- Separate shower room
- Double glazing throughout
- Secure entry phone system
- Short walk to Crouch Hill train station
- Within easy reach of Archway tube station

## Key Features

- \*Please note residents of this building use the launderette below. No washing machine in the flat
- \*Bills are not included

**Tenure** to be confirmed  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** Islington  
**Local Authority** B  
**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		52	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.