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You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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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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High Street, Hornsey N8

£365,000 FOR SALE

Apartment

1 1 1



High Street, Hornsey N8

£365,000

Description

Smithfield Development, N8 – Ground Floor 1 Bedroom Flat, with allocated parking

An exceptional opportunity to purchase this purpose-built one bedroom ground floor flat in the highly sought-after Smithfield Development- 24 Hour Concierge, Gym and Communal Green Spaces

Immaculate condition throughout – ready to move straight in

Allocated parking space- perfect for someone who travels

Key Features

- Luxury apartment due for completion early 2018/999 year lease
- Secure off-street parking space
- Stunning specification (Real wood flooring/Under floor heating)
- Private terrace
- Concierge service and Gym
- Communal court yard
- Close to Hornsey train station

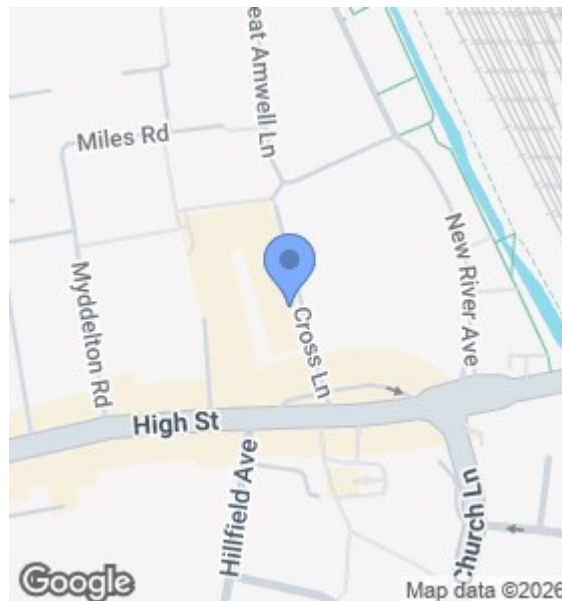


Tenure

Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

Leasehold

to be confirmed
to be confirmed
to be confirmed
0

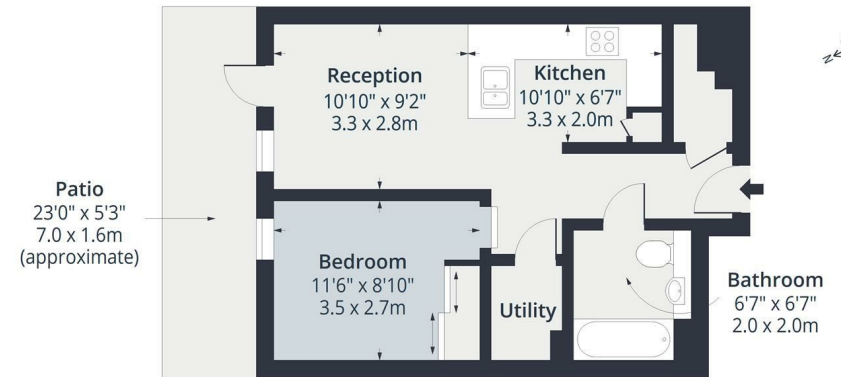


Floorplan

Purser Court, N8

Approx. Gross Internal Area 461 Sq Ft - 42.83 Sq M
Approx. Gross Patio Area 121 Sq Ft - 11.24 Sq M

Philip
Alexander



Ground Floor
Floor Area 461 Sq Ft - 42.83 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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	

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.