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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

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



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020 8342 9444
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High Street, Hornsey N8

£570,000 FOR SALE

Apartment

2 1 2



High Street, Hornsey N8

£570,000

Description

An exceptional modern two-bedroom apartment situated on the second floor of the highly sought-after Smithfield Square development. Presented in immaculate condition throughout, this stylish home offers contemporary living in one of North London's most vibrant locations.

Key Features

Spacious open-plan living and dining area with floor-to-ceiling windows

Sleek, fully fitted modern kitchen with integrated appliances

Key Features

- Luxury apartment due for completion Summer 2018
- Two bedroom apartment
- Two bathrooms
- Sixth floor
- Private balcony
- Stunning specification
- Communal courtyard
- Concierge service
- On site residents gym
- 999 year lease
- Short walk to Hornsey train station
- Images are a represe

Tenure

Leasehold

Lease Expires

to be confirmed

Ground Rent

to be confirmed

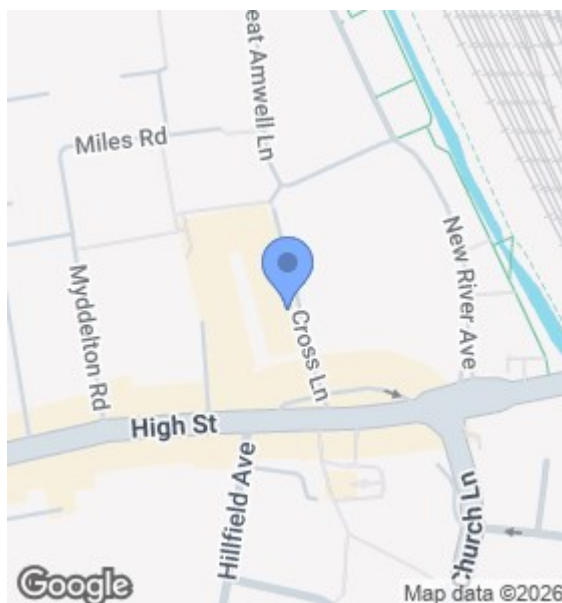
Service Charge

to be confirmed

Local Authority

0

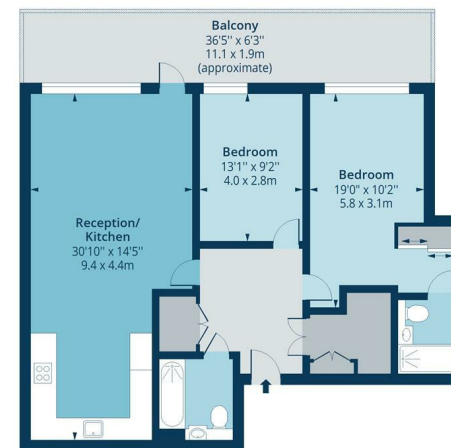
Council Tax



Floorplan

Compass Court, N8

Approx. Gross Internal Area 1021 Sq Ft - 94.85 Sq M
Approx. Gross Balcony Area 227 Sq Ft - 21.09 Sq M



Second Floor
Floor Area 1021 Sq Ft - 94.85 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.

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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	

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.