

# Your local property experts

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*trustworthy*  
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**Miles Road, Hornsey N8**

**£375,000** FOR SALE

Apartment

1 1 1



# Miles Road, Hornsey N8

£375,000

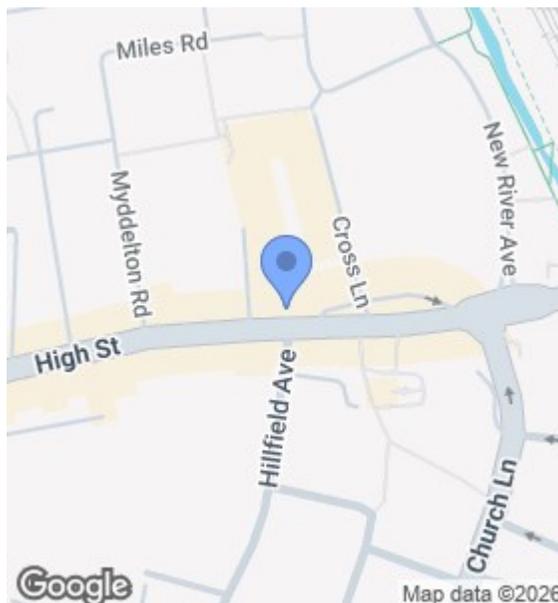
## Description

Set within the highly desirable Smithfield Development (N8 7FL), this immaculate third-floor apartment offers a rare opportunity to secure a beautifully presented, chain-free home in one of the area's most sought-after modern complexes. The property boasts a bright and well-designed layout, combining contemporary finishes with excellent natural light throughout. Ideal for first-time buyers, downsizers, or investors seeking a turnkey purchase, this stylish flat benefits from secure building access, lift service, and close proximity to vibrant local amenities, green spaces, and excellent transport links.

Smithfield Square features a number of residents facilities, including a concierge, gym and bicycle storage room. The development also benefits from being a short walk to Hornsey train station, and Turnpike Lane tube station.

## Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	
<b>Council Tax</b>	



## Floorplan

### Bath House Court N8

Approx. Gross Internal Area 545 Sq Ft - 50.63 Sq M  
Approx. Gross Terrace Area 70 Sq Ft - 6.50 Sq M



**Third Floor**  
Floor Area 545 Sq Ft - 50.63 Sq M

Philip  
Alexander



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.

Created for Philip Alexander  
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(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.