

# Your local property experts

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

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.

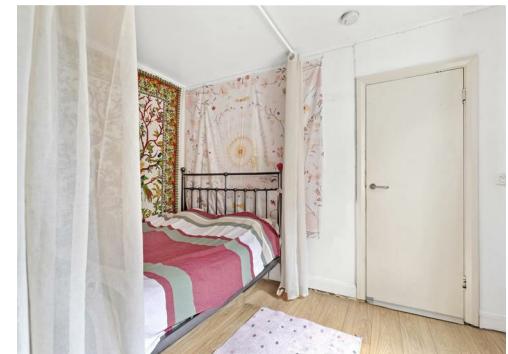


*trustworthy  
faultless service  
straightforward  
**honest** a breath of  
professional fresh air  
**accessible**  
friendly dependable  
responsive transparent*

Quotes taken from independent Google reviews 2006 to 2016

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 philipalexander  
thinking local



**Belmont Road, London N15**  
**£825,000 FOR SALE**

*House - Terraced*

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## Belmont Road, London N15

**£825,000**

### Description

An exceptional investment opportunity in the heart of N15, this substantial property is arranged over three floors and comprises of five self-contained flats.

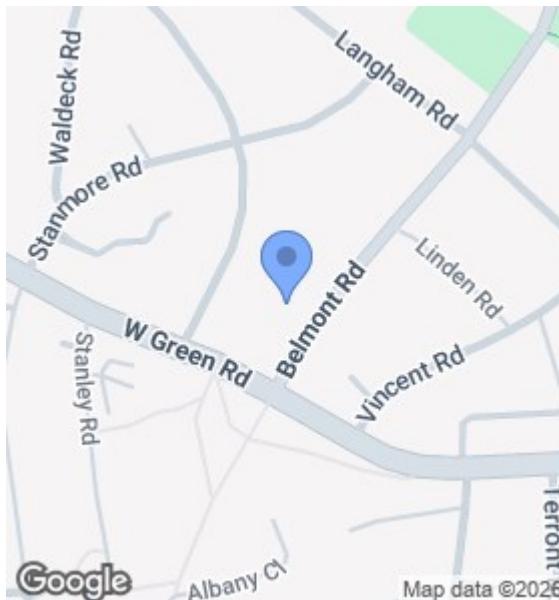
Five individual flats – each fully self-contained

Ground floor units benefit from direct access to the private garden

Chain free sale – ideal for investors seeking a smooth transaction

### Key Features

<b>Tenure</b>	Freehold
<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

#### Belmont Road, N15

Approx. Gross Internal Area 2256 Sq Ft - 209.58 Sq M



Ground Floor  
Floor Area 787 Sq Ft - 73.11 Sq M



Certified  
Property  
Measurer

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.

Ipaplus.com



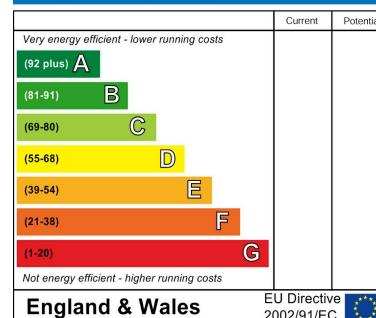
First Floor  
Floor Area 795 Sq Ft - 73.86 Sq M



Second Floor  
Floor Area 674 Sq Ft - 62.61 Sq M

### EPC

#### Energy Efficiency Rating



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.