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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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Hampden Road, Hornsey N8

£550,000 FOR SALE

Apartment - Purpose Built

 2  1  1

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

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Hampden Road, Hornsey N8

£550,000

Description

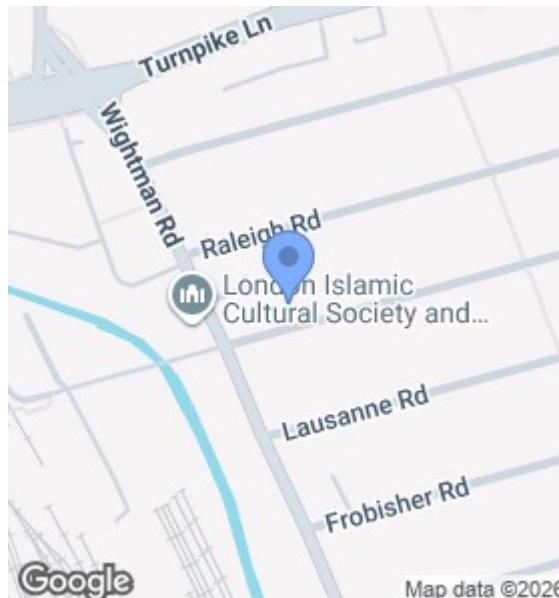
A beautifully presented and contemporary two-bedroom flat set within a sought-after modern development in the heart of Hornsey, N8. This bright and stylish home offers an excellent layout, high-quality finishes, and a superb location just moments from Hornsey Station, Crouch End Broadway, and local green spaces. It's an ideal choice for first-time buyers, downsizers, or investors looking for a turnkey property in a vibrant North London neighbourhood.

Key Features

Modern two-bedroom flat in a desirable Hornsey location

Key Features

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	



Floorplan

Magnus Heights, N8

Approx. Gross Internal Area 972 Sq Ft - 90.30 Sq M

Approx. Gross Balcony Area 81 Sq Ft - 7.52 Sq M



Second Floor

Floor Area 972 Sq Ft - 90.30 Sq M



Certified
Property
Measure

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	89	89
(81-91) B		
(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.