

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

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



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

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



St Marks Close, London EN5

£1,625 FOR SALE

Maisonette

2 1 1



St Marks Close, London EN5

£1,625 Per

Description

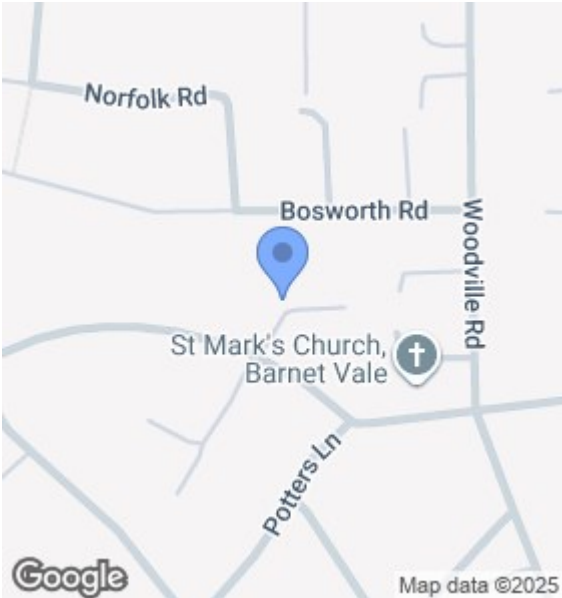
A spacious and well-presented two-bedroom first-floor maisonette offering comfortable and versatile living space with access to a shared garden. Property to be decorated for new tenants.

This bright and airy home features a generously sized reception room, a separate modern kitchen, two well-proportioned bedrooms, and a stylish contemporary bathroom. The property is well maintained and ready to move straight into, making it ideal for professional tenants or small families.

Situated on a quiet cul-de-sac in St Marks Close, the property benefits from a peaceful residential setting while remaining close to excellent transport links. High Barnet Underground Station (Northern Line) and New Barnet Railway Station are both within easy reach, providing quick access into central

Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Barnet
Local Authority	C
Council Tax	



Floorplan

St Marks Close, EN5

Approx. Gross Internal Area 602 Sq Ft - 55.93 Sq M



Ground Floor Entrance

Floor Area 16 Sq Ft - 1.49 Sq M



First Floor

Floor Area 586 Sq Ft - 54.44 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			
(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.