

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



Birkbeck Mansions, Hornsey N8

£375,000 FOR SALE

Flat - Purpose Built

1 bed 1 bath 1 kitchen



Birkbeck Mansions, Hornsey N8

£375,000

Description

A charming 1-bedroom ground floor purpose-built garden flat located in the highly sought-after N8 postcode. This property offers a rare opportunity to secure a home with excellent transport links, vibrant local amenities, and green spaces all within easy reach.

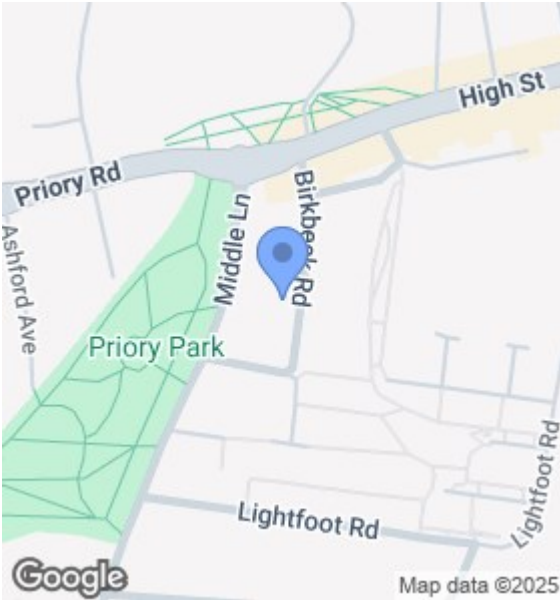
Key Features
Spacious double bedroom with ample natural light

Bright kitchen/dining area opening onto a private garden and separate spacious lounge

Key Features

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

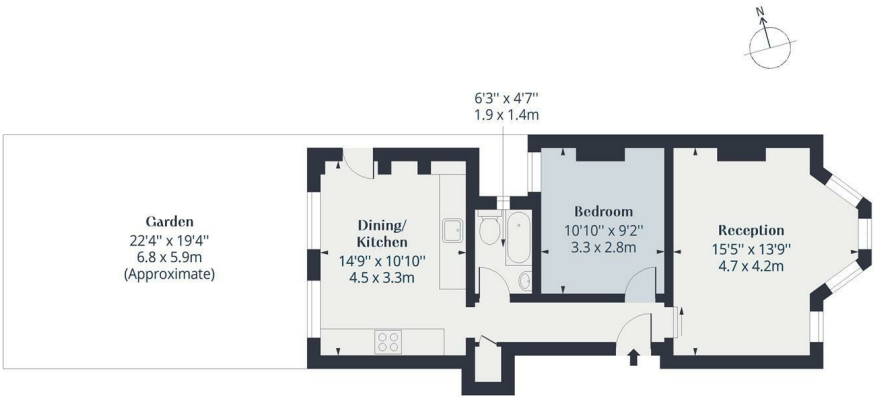
Leasehold
to be confirmed
to be confirmed
to be confirmed



Floorplan

Birkbeck Mansions, N8
Approx. Gross Internal Area 538 Sq Ft - 49.98 Sq M

Philip
Alexander



Ground Floor
Floor Area 538 Sq Ft - 49.98 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.

Created for Philip Alexander
by lpaplus.com
Date: 25/11/2025

thinking local

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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.