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accessible
friendly dependable
responsive
transparent*

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High Street, Hornsey N8

£2,400 FOR SALE

Apartment - Purpose Built

2 1 2



High Street, Hornsey N8

£2,400 Per

Description

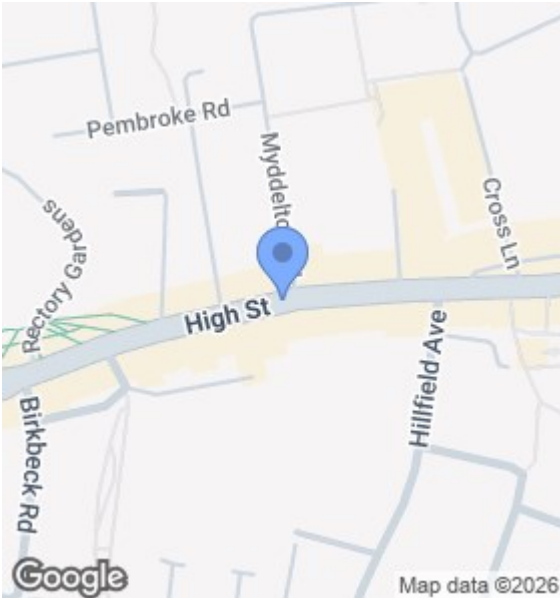
A beautifully presented two-bedroom, two-bathroom apartment set on the top floor of the highly sought-after Smithfield Square, N8. This luxury home offers contemporary living with high-end finishes throughout, ideal for professionals or couples seeking both comfort and convenience.

The apartment features a thoughtfully designed layout with a bright open-plan living space, complemented by a private balcony overlooking the landscaped courtyard. Finished to an exceptional standard, the property combines style with practicality.

- Top floor position within a prestigious modern development
- Two spacious double bedrooms

Key Features

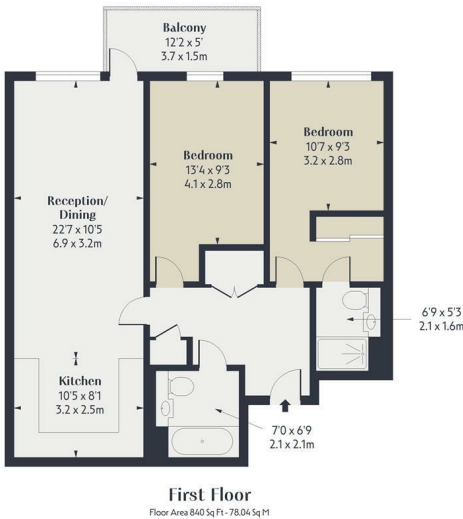
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	D
Council Tax	



Floorplan

Basset Court N8

Approx. Gross Internal Area 840 Sq Ft - 78.04 Sq M
Approx. Gross Balcony Area 61 Sq Ft - 5.67 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.

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by lpaplus.com
Date: 1/5/2026

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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.