

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



High Street, Hornsey N8

£585,000 FOR SALE

Apartment

2 1 2



High Street, Hornsey N8

£585,000

Description

An exceptional modern two-bedroom apartment situated on the second floor of the highly sought-after Smithfield Square development. Presented in immaculate condition throughout, this stylish home offers contemporary living in one of North London's most vibrant locations.

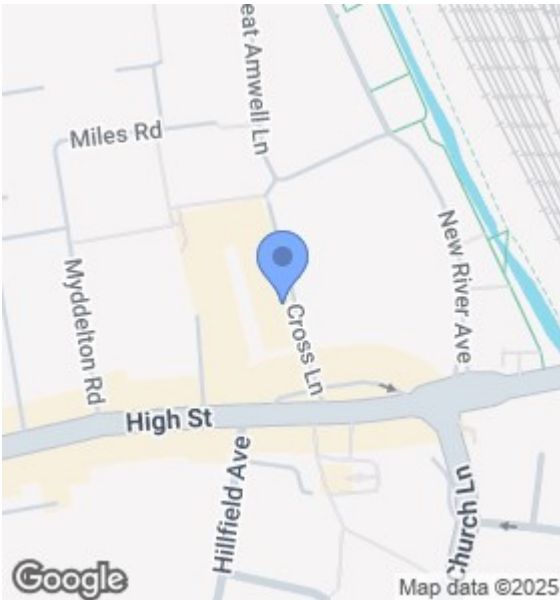
Key Features
Spacious open-plan living and dining area with floor-to-ceiling windows

Sleek, fully fitted modern kitchen with integrated appliances

Key Features

- Luxury apartment due for completion Summer 2018Two bedroom apartmentTwo bathroomsSixth floorPrivate balconyStunning specificationCommunal courtyardConcierge serviceOn site residents gym999 year leaseShort walk to Hornsey train stationImages are a represe

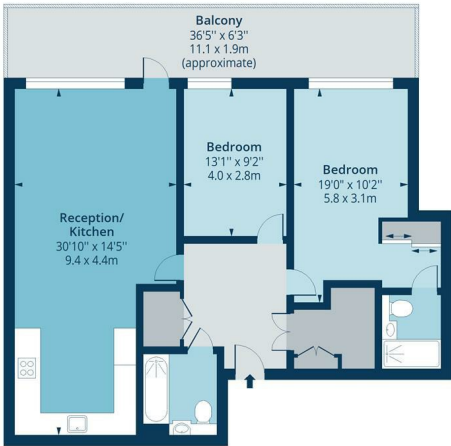
Tenure Leasehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority 0
Council Tax



Floorplan

Compass Court, N8

Approx. Gross Internal Area 1021 Sq Ft - 94.85 Sq M
Approx. Gross Balcony Area 227 Sq Ft - 21.09 Sq M



Second Floor

Floor Area 1021 Sq Ft - 94.85 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		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.