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**High Street, Hornsey N8**

**£350,000** FOR SALE

*Apartment*

1 1 1



# High Street, Hornsey N8

£350,000

## Description

Smithfield Development, N8 – Ground Floor 1 Bedroom Flat, with allocated parking

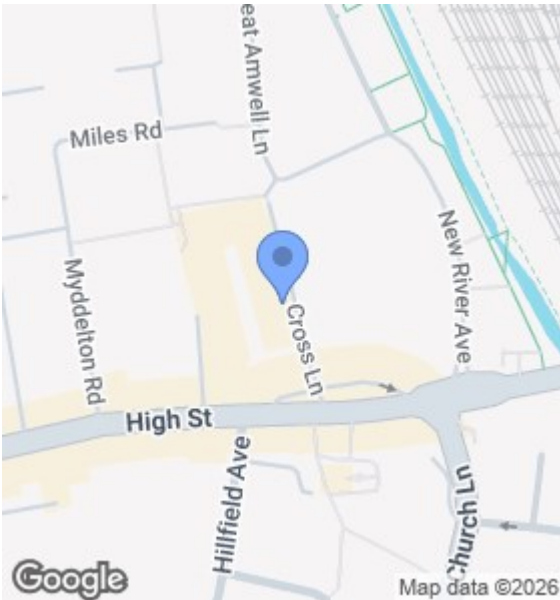
An exceptional opportunity to purchase this purpose-built one bedroom ground floor flat in the highly sought-after Smithfield Development- 24 Hour Concierge, Gym and Communal Green Spaces

Immaculate condition throughout – ready to move straight in

Allocated parking space- perfect for someone who travels

## Key Features

|                 |                      |
|-----------------|----------------------|
| Tenure          | Leasehold            |
| Lease Expires   | 980+ years remaining |
| Ground Rent     | £250.00              |
| Service Charge  | £3,000.00            |
| Local Authority | Haringey             |
| Council Tax     | C                    |



## Floorplan

### Purser Court, N8

Approx. Gross Internal Area 461 Sq Ft - 42.83 Sq M  
Approx. Gross Patio Area 121 Sq Ft - 11.24 Sq M

Philip  
Alexander



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  
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## EPC

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  | 83                         | 83        |
| (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<br>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.