

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



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philipalexander
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020 8342 9444
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Hampden Road, Hornsey N8

£137,500 FOR SALE

Apartment

2 1 1



Hampden Road, Hornsey N8

£137,500

Description

25% SHARED OWNERSHIP

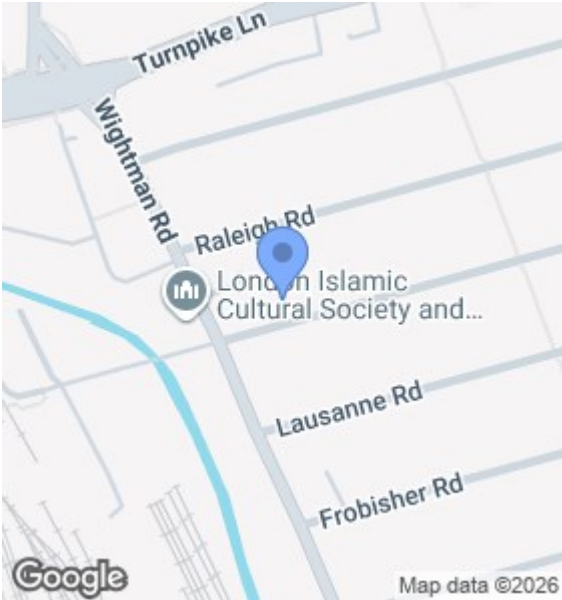
A beautifully presented and contemporary two-bedroom flat set within a sought-after modern development in the heart of Hornsey, N8. This bright and stylish home offers an excellent layout, high-quality finishes, and a superb location just moments from Hornsey Station, Crouch End Broadway, and local green spaces. It's an ideal choice for first-time buyers, downsizers, or investors looking for a turnkey property in a vibrant North London neighbourhood.

Key Features
Modern two-bedroom flat in a desirable Hornsey location

Key Features

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

Leasehold
to be confirmed
to be confirmed
to be confirmed



Floorplan

Magnus Heights, N8

Approx. Gross Internal Area 972 Sq Ft - 90.30 Sq M
Approx. Gross Balcony Area 81 Sq Ft - 7.52 Sq M



Second Floor

Floor Area 972 Sq Ft - 90.30 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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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	89
(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.