

# 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](http://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

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

 philipalexander  
thinking local



**Basset Court, Hornsey N8**  
**£545,000 FOR SALE**

*Apartment - Purpose Built*

 2  1  2



## Basset Court, Hornsey N8

**£545,000**

### Description

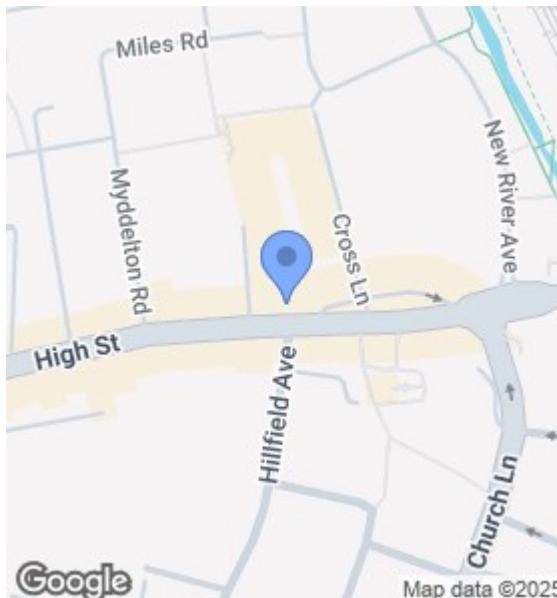
An excellently presented two bedroom purpose-built apartment, set on the second floor of Basset Court, in Smithfield Square in Hornsey N8. Boasting an impressive 727 sq.ft of living space, the apartment comprises a large open-plan reception room with a fully integrated luxury kitchen, two double bedrooms, and two bathrooms (one en-suite). Additional benefits include generous storage cupboard space, underfloor heating, and beautiful panoramic views from the large private balcony. A secure private underground parking space comes with the apartment, and the block also offers residents a large shared roof terrace.

Smithfield Square features a private landscaped courtyard on three sides as well as a number of residents facilities, including a concierge and gym. Smithfield Square benefits from being a short walk to Hornsey train station, and Turnpike Lane tube station. Crouch End Broadway and Alexandra Palace are also within easy reach.

### Key Features

- Viewings available from 27th December onwards

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	D



### Floorplan

#### Basset Court, High Street, London, N8

Approximate Area = 727 sq ft / 67.5 sq m

For identification only - Not to scale



Second Floor  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Intchecom 2023.  
Produced for Philip Alexander Estate Agents. REF: 1062182

### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(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.