

# 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



PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

**philipalexander**  
thinking local

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

**philipalexander**  
thinking local



**Corbett Grove, London N22**

**£375,000** FOR SALE

*Apartment - Purpose Built*

2 1 1



# Corbett Grove, London N22

## £375,000

### Description

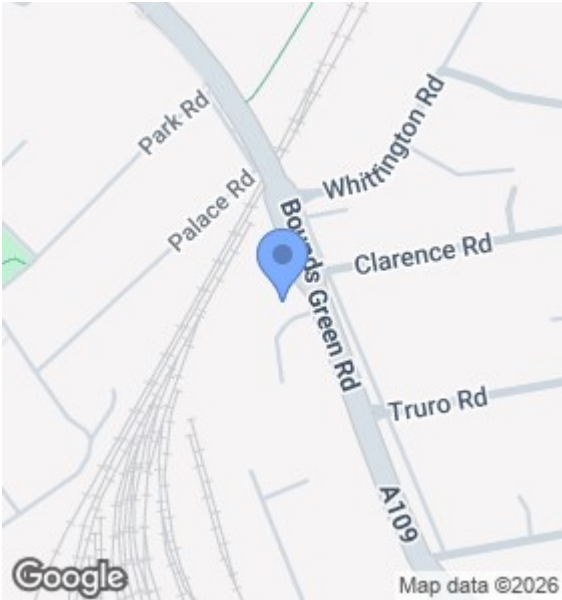
A well-presented ground-floor two-bedroom flat set within a peaceful cul-de-sac on Corbett Grove, N22. Offering a bright living space with direct access to a private balcony, this home also benefits from a generous communal garden

**Key Features**  
Bright and well-proportioned ground-floor apartment in a quiet residential cul-de-sac

Two comfortable double bedrooms, ideal for couples, sharers, or a home-office setup

### Key Features

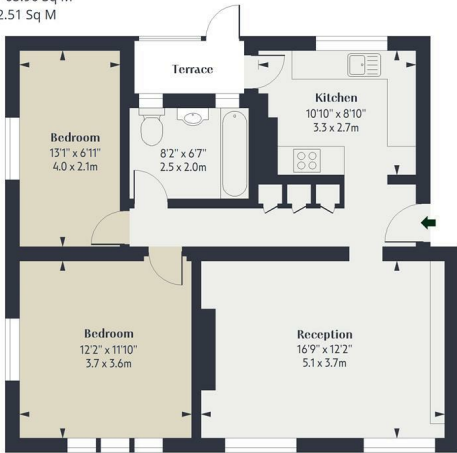
|                        |                 |
|------------------------|-----------------|
| <b>Tenure</b>          | Leasehold       |
| <b>Lease Expires</b>   | to be confirmed |
| <b>Ground Rent</b>     | to be confirmed |
| <b>Service Charge</b>  | to be confirmed |
| <b>Local Authority</b> | C               |
| <b>Council Tax</b>     |                 |



### Floorplan

#### Corbett Grove N22

Approx. Gross Internal Area 710 Sq Ft - 65.96 Sq M  
Approx. Gross Terrace Area 27 Sq Ft - 2.51 Sq M



Ground Floor

Floor Area 710 Sq Ft - 65.96 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.

Created for PhilipAlexander by lpaplus.com Date: 21/03/2026

thinking local

### EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 68                      | 78        |
| (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.