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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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Miles Road, Hornsey N8

£335,000 FOR SALE

Apartment - Studio

0 1 1



Miles Road, Hornsey N8

£335,000

Description

A beautifully presented chain-free studio apartment set within the prestigious Smithfield Square development in the heart of Hornsey. This modern home offers stylish open-plan living with high-quality finishes throughout, making it an ideal first purchase, pied-à-terre, or investment opportunity.

Smithfield Square is renowned for its blend of luxury living and convenience. With excellent transport links, independent cafés, restaurants, and green spaces nearby, it offers a lifestyle that's both connected and relaxed.

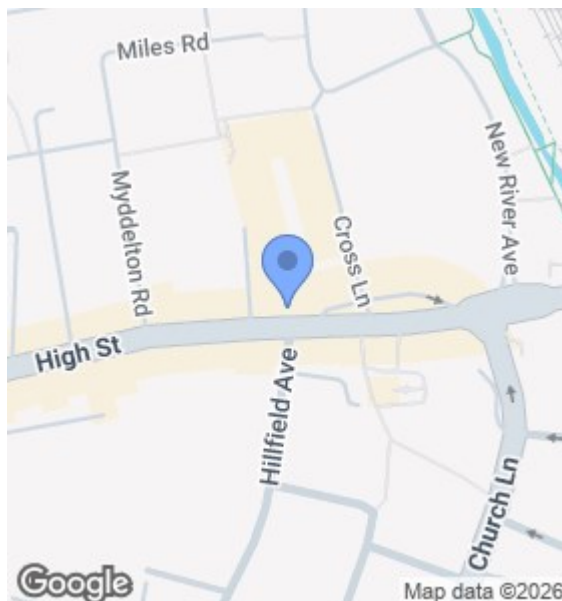
? Key Features

Located in the acclaimed Smithfield Square development

Key Features

- Studio Apartment
- Offered furnished
- Large balcony
- Separate sleeping area
- Fitted wardrobes
- Open plan kitchen / reception
- Underfloor heating
- Resident's gym and concierge
- Short walk to Hornsey train station
- Short walk to Crouch End Broadway

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

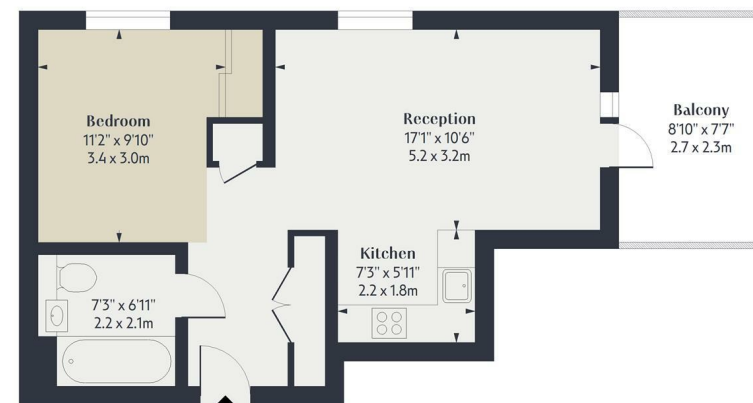


Floorplan

Bath House Court N8

Approx. Gross Internal Area 480 Sq Ft - 44.59 Sq M
Approx. Gross Balcony Area 89 Sq Ft - 8.27 Sq M

Philip
Alexander



Second Floor

Floor Area 480 Sq Ft - 44.59 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		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 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.