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Basset Court, Smithfield Square, N8
£2,400pcn TO LET

Apartment - Purpose Built

2 1 2



Bassett Court

£2,400pcm

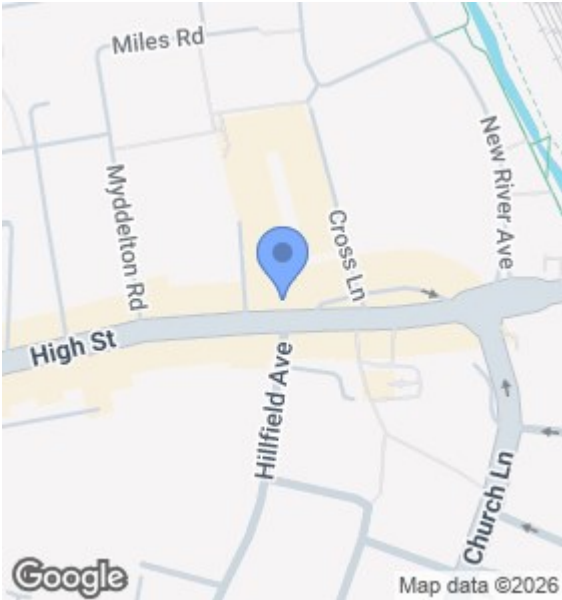
Description

An immaculately presented two-bedroom, two-bathroom purpose-built apartment, positioned on the second floor of the highly sought-after Basset Court within Smithfield Square, Hornsey N8. Offering approximately 727 sq. ft. of well-designed living space, this modern home combines contemporary style with practical comfort.

The property features a spacious open-plan reception area with a sleek, fully integrated luxury kitchen, ideal for both everyday living and entertaining. Two generous double bedrooms are complemented by two stylish bathrooms, including a well-appointed en-suite to the principal bedroom. A large private balcony provides far-reaching panoramic views, creating a perfect outdoor retreat.

Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	D
Council Tax	



Floorplan

Basset Court, High Street, London, N8

Approximate Area = 727 sq ft / 67.5 sq m
For identification only - Not to scale



EPC

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