

# Your local property experts

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*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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*transparent*

Quotes taken from independent Google reviews 2006 to 2016



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thinking local

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

*Apartment - Purpose Built*

 2  1  2



# Bassett Court

£2,400pcm

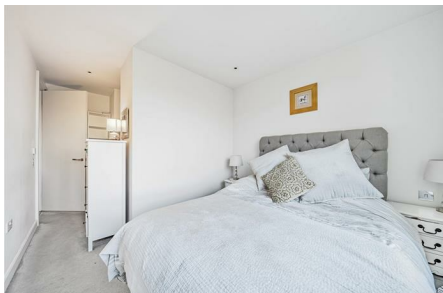
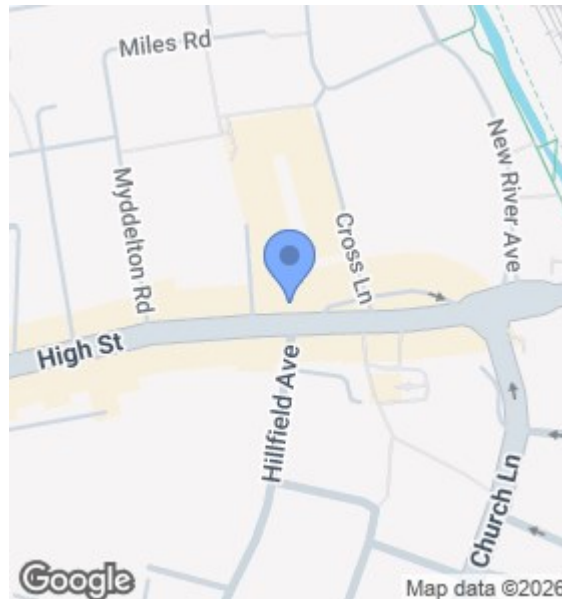
## Description

An immaculately presented two-bedroom, two-bathroom purpose-built apartment, positioned on the second floor of the highly sought-after Bassett 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

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



## Floorplan


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

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



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

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.