

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

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



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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.

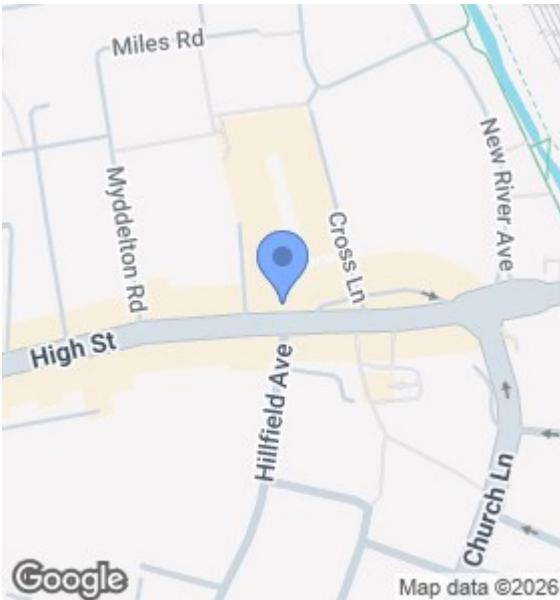
Smithfield Square is renowned for its blend of luxury living and convenience. With excellent transport links, independent cafés, restaurants, and green spaces nearby, it offers a lifestyle that's both connected and relaxed.

? 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

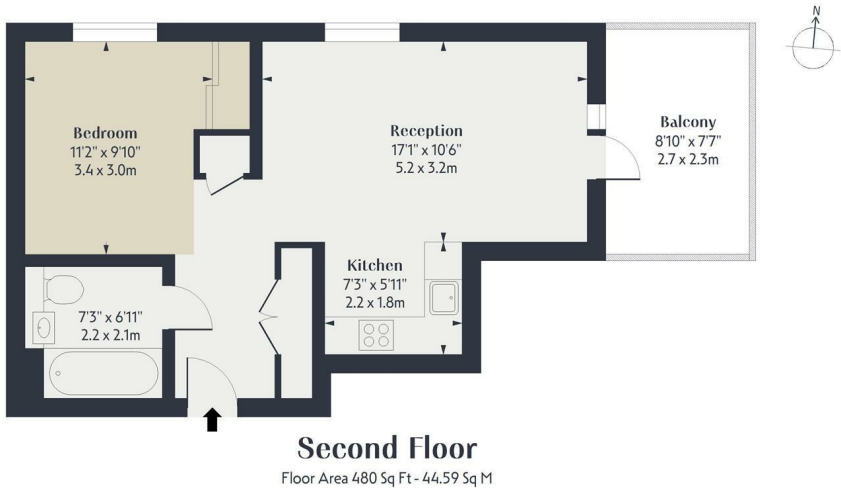
Tenure Leasehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority 0
Council Tax C



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



RICS Certified Property Measurer
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.