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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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High Street, Hornsey N8

£365,000 FOR SALE

Apartment

1 bed 1 bath 1 kitchen



High Street, Hornsey N8

£365,000

Description

Smithfield Development, N8 – Ground Floor 1 Bedroom Flat, with allocated parking

An exceptional opportunity to purchase this purpose-built one bedroom ground floor flat in the highly sought-after Smithfield Development- 24 Hour Concierge, Gym and Communal Green Spaces

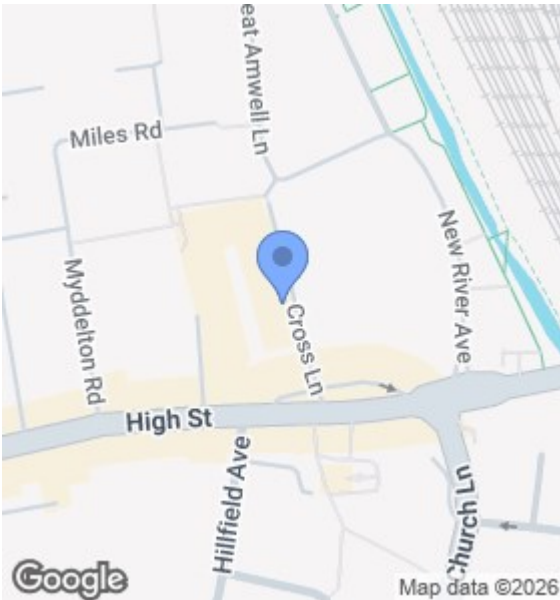
Immaculate condition throughout – ready to move straight in

Allocated parking space- perfect for someone who travels

Key Features

- Luxury apartment due for completion early 2018999 year leaseSecure off-street parking spaceStunning specification (Real wood flooring/Under floor heating)Private terraceConcierge service and GymCommunal court yardClose to Hornsey train station

Tenure	Leasehold
Lease Expires	980+ years remaining
Ground Rent	£250.00
Service Charge	£3,000.00
Local Authority	0
Council Tax	

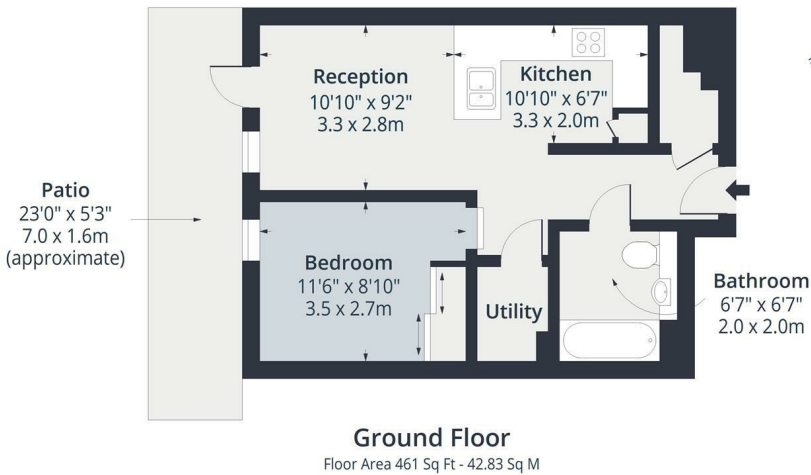


Floorplan

Purser Court, N8

Approx. Gross Internal Area 461 Sq Ft - 42.83 Sq M
Approx. Gross Patio Area 121 Sq Ft - 11.24 Sq M

Philip
Alexander



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 Philip Alexander by lpaplus.com
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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.