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You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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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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thinking local



**High Street, Hornsey N8
£365,000 FOR SALE**

Apartment



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

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thinking local



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

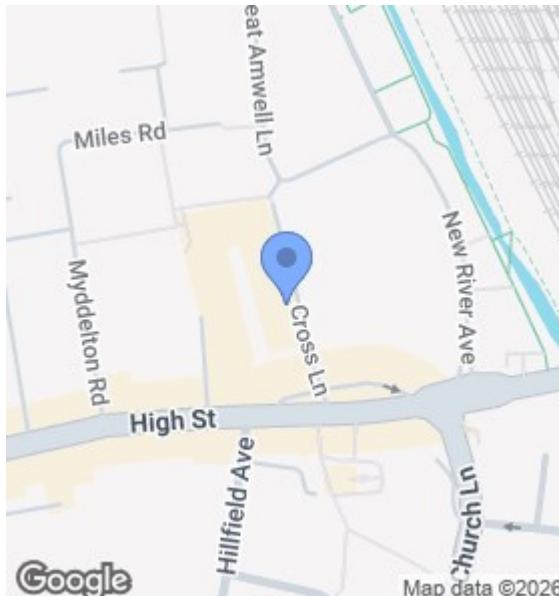
Immaculate condition throughout – ready to move straight in

Allocated parking space- perfect for someone who travels

Key Features

- Luxury apartment due for completion early 2018
- 999 year lease
- Secure off-street parking space
- Stunning specification (Real wood flooring/Under floor heating)
- Private terrace
- Concierge service and Gym
- Communal court yard
- Close 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	

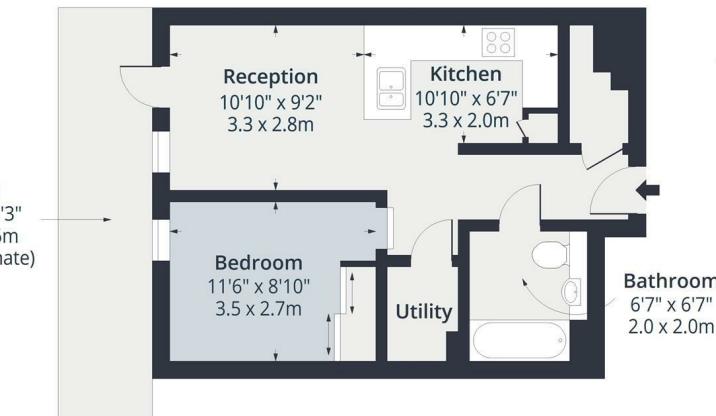


Floorplan

Purser Court, N8

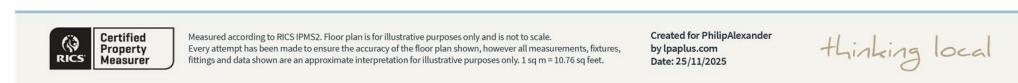
Approx. Gross Internal Area 461 Sq Ft - 42.83 Sq M
Approx. Gross Patio Area 121 Sq Ft - 11.24 Sq M

**Philip
Alexander**



Ground Floor

Floor Area 461 Sq Ft - 42.83 Sq M



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(81-91) B		
(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.