

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



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

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Cooper Court, Smithfield Square, N8

£2,250pcm TO LET

Apartment - Purpose Built

2 1 2



High Street, London N8

£2,250pcm

Description

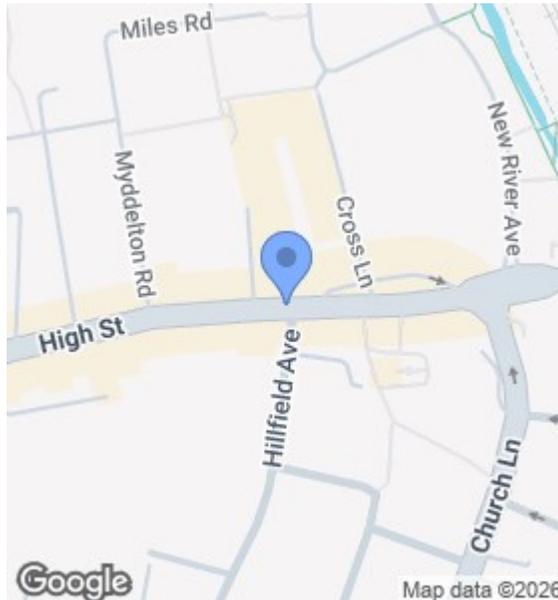
Excellently Presented Two-Bedroom Apartment in Smithfield Square, Hornsey, N8

A stunning two-bedroom, two-bathroom apartment located on the fifth floor of one of Hornsey's most prestigious developments, Smithfield Square. This beautifully presented home combines contemporary design with exceptional finishes, offering a luxurious and comfortable living space.

- Interior-designed kitchen with integrated appliances and sleek finishes
- Stylish bathrooms with high-quality fixtures
- Underfloor heating throughout for year-round comfort

Key Features

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

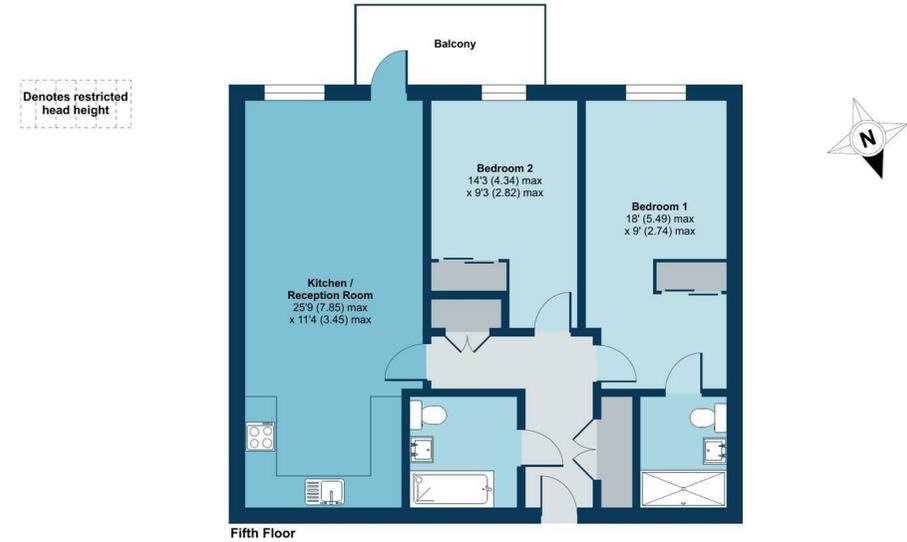


Floorplan

High Street, London, N8

Approximate Area = 787 sq ft / 73.1 sq m

For identification only - Not to scale



Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vivcheom 2023. Produced for Philip Alexander Estate Agents. REF: 984907

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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.