

# Your local property experts

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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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**High Street, Hornsey N8**

**£1,775** FOR SALE

*Apartment - Purpose Built*

1 1 1



# High Street, Hornsey N8

£1,775 Per

## Description

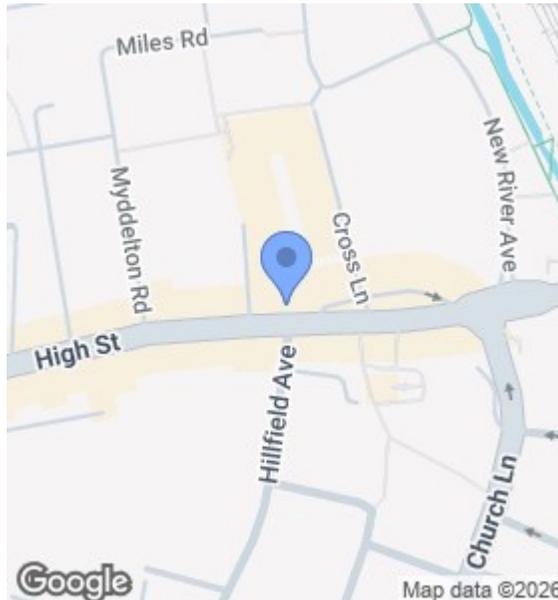
Located within the highly sought-after Smithfield Square development in the heart of Hornsey, this impressive third-floor apartment offers stylish modern living with an exceptional specification throughout.

The property features a large private balcony, an interior-designed kitchen with premium appliances, and a luxurious bathroom finished to a high standard. Enjoy underfloor heating throughout for year-round comfort.

Residents benefit from a range of exclusive on-site amenities, including:

## 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> | C               |
| <b>Council Tax</b>     |                 |



## Floorplan

### Compass Court

Approx. Gross Internal Area 527 Sq Ft - 48.96 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 602 Sq Ft - 55.93 Sq M (Including Balcony)



### Third Floor

Floor Area 527 Sq Ft - 48.96 Sq M

For Illustrational Purposes Only - Not To Scale  
lpaplus.com

## EPC

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         | 85      | 85        |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| 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.