

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

020 8342 9444
www.philipalexander.net

 philipalexander
thinking local



Church Hill Road, EN4
£1,475 FOR SALE
Flat - Conversion

 2  1  1

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

 philipalexander
thinking local



Church Hill Road, EN4

£1,475 Per

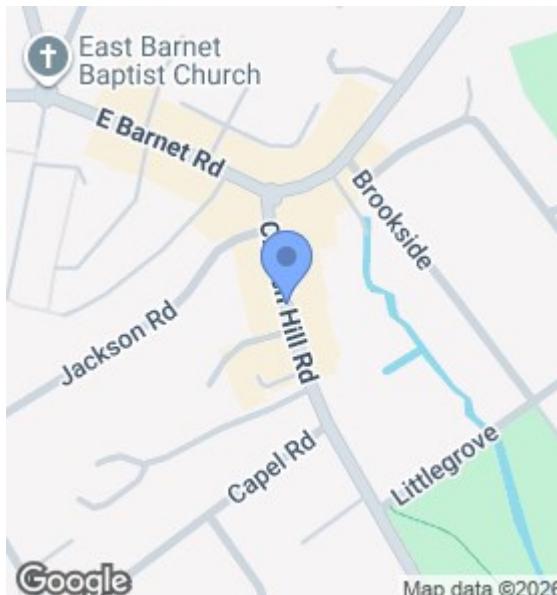
Description

A well-presented, modern two double bedroom flat ideally located in the heart of East Barnet. The property offers bright and spacious accommodation and is perfectly positioned close to local amenities and transport links. Set above commercial premises.

- Two double bedrooms
- Contemporary fitted kitchen
- Modern shower room
- Laminate flooring throughout
- Double glazing

Key Features

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

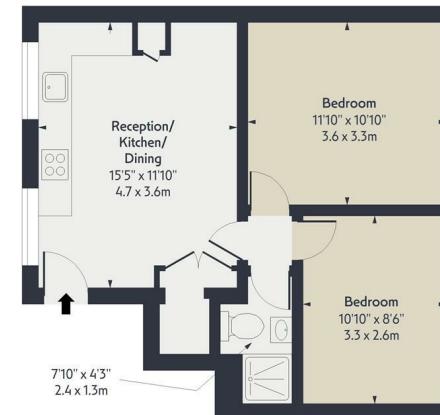


Floorplan

Church Hill Road EN4

Approx. Gross Internal Area 485 Sq Ft - 45.06 Sq M

**Philip
Alexander**



First Floor

Floor Area 485 Sq Ft - 45.06 Sq M



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 PhilipAlexander
by Ipaplus.com
Date: 14/02/2026

thinking local

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	75
(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.