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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.

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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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Compass Court, Hornsey N8

£350,000 FOR SALE

Apartment - Purpose Built

 1  1  1



Compass Court, Hornsey N8

£350,000

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.

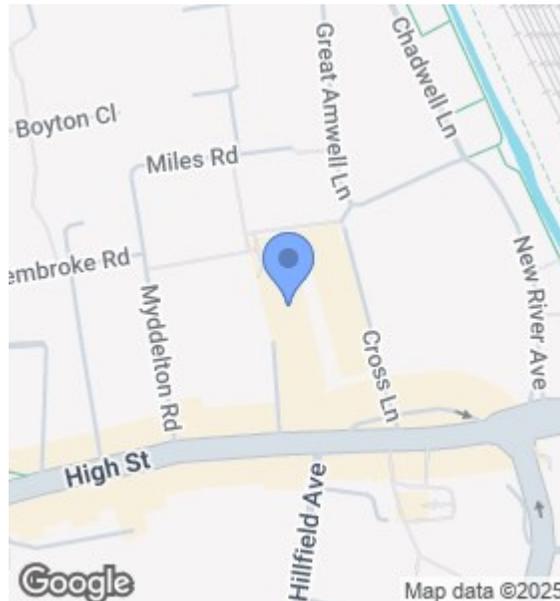
The property features a large private balcony, an interior-designed kitchen with premium appliances, and a luxurious bathroom finished to a high standard. Enjoy underfloor heating throughout for year-round comfort.

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

Key Features

- Leasehold 990+ years
- Service charge £3-3500 p.a (reviewed annually)
- Ground rent £350 p.a approx (reviewed every 15 years in line with RPI)
- Council tax band C - Haringey

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



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			
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.