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*trustworthy*  
*faultless service*  
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**honest** *a breath of*  
*professional* *fresh air*  
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*friendly* *dependable*  
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Quotes taken from independent Google reviews 2006 to 2016



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**High Street, Hornsey N8**

**£375,000** FOR SALE

*Apartment - Purpose Built*

1 1 1



# High Street, Hornsey N8

£375,000

## Description

A Luxury One-Bedroom Apartment with Private Terrace – Smithfield Square, Hornsey, N8

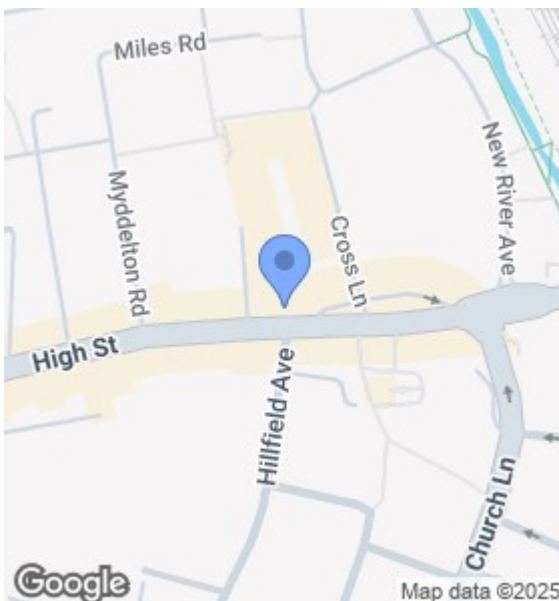
A beautifully presented ground floor apartment set within the prestigious Smithfield Square development in Hornsey, N8.

This impressive home offers a high-quality specification throughout, including:

A spacious open-plan reception with an interior-designed kitchen

## Key Features

- One bedroom luxury apartment
- Patio garden terrace
- Concierge and gym
- \*This property can be made available sooner from around 10th June.



Google Map data ©2025

## Tenure

Lease Expires  
Ground Rent  
Service Charge  
Local Authority  
Council Tax

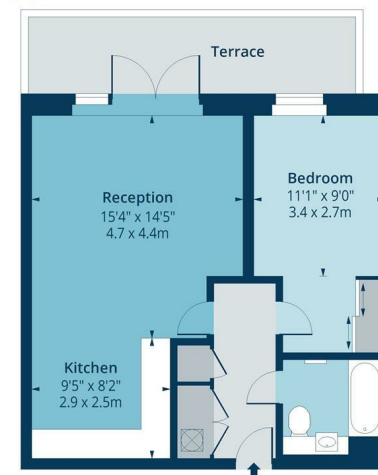
## Leasehold

to be confirmed  
to be confirmed  
to be confirmed  
Haringey  
C

## Floorplan

### Lang Court, N8

Approx. Gross Internal Area 568 Sq Ft - 52.77 Sq M  
Approx. Gross Terrace Area 117 Sq Ft - 10.87 Sq M



Floor Area 568 Sq Ft - 52.77 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. Date: 29/9/2025

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.