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straightforward  
**honest** a breath of  
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**Miles Road, London N8  
£475,000 FOR SALE**

*Apartment - Purpose Built*

 2  1  1

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

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## Miles Road, London N8

**£475,000**

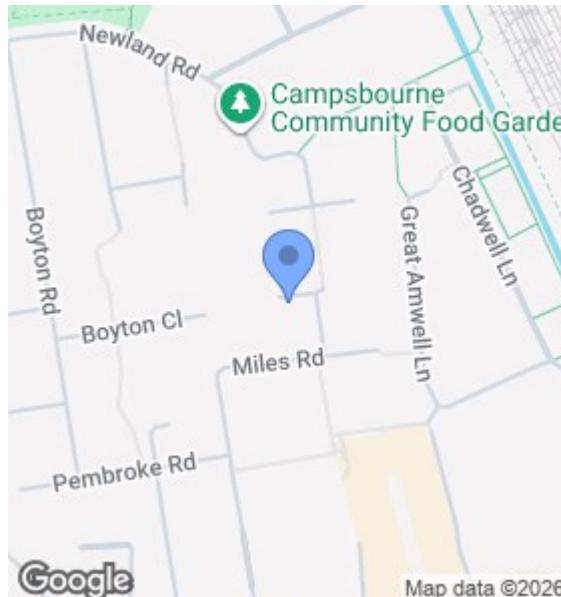
### Description

Stunning Chain-Free 2 Bedroom Modern Apartment – Hornsey, N8 7FR  
A beautifully presented and chain-free two-bedroom modern flat set within a sought-after contemporary development in the heart of Hornsey, N8. This stylish home offers bright, well-proportioned rooms and a high-quality finish throughout, making it an ideal purchase for first-time buyers, downsizers, or investors.

The property features a spacious open-plan living and dining area with floor-to-ceiling windows, a sleek fully-integrated kitchen, and direct access to a private balcony. Both bedrooms are generously sized, with the principal bedroom benefiting from built-in storage. A modern family bathroom and ample hallway storage complete the internal layout.

### Key Features

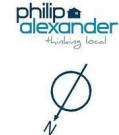
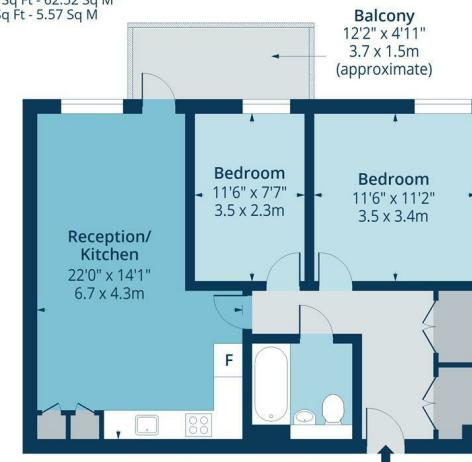
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	D



### Floorplan

#### Candish Court, N8

Approx. Gross Internal Area 673 Sq Ft - 62.52 Sq M  
Approx. Gross Balcony Area 60 Sq Ft - 5.57 Sq M



#### Second Floor

Floor Area 673 Sq Ft - 62.52 Sq M



Certified  
Property  
Measurer

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.  
lpaplus.com

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(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.