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trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
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11a High Street, Hornsey N8
£290,000 FOR SALE

Apartment - Purpose Built

1 1 1

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

philipalexander
thinking local



11a High Street, Hornsey N8

£290,000

Description

Stylish One-Bedroom First-Floor Flat in Prime N8 Location

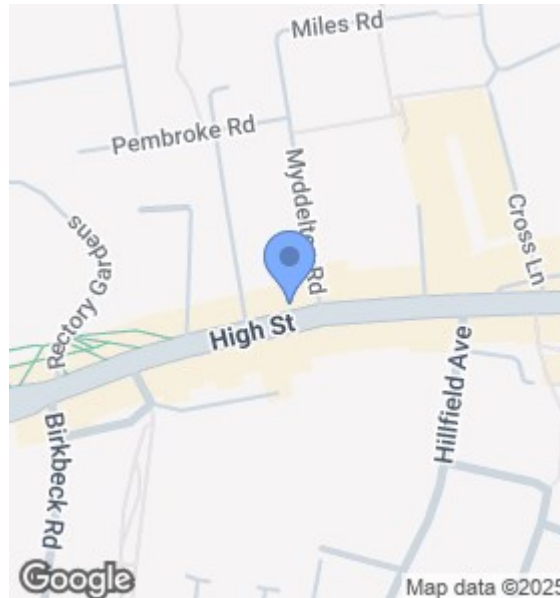
Situated in the heart of Hornsey, this beautifully presented one-bedroom first-floor converted flat offers the perfect blend of character, comfort, and convenience.

Boasting generous proportions and an abundance of natural light, the property features:

A spacious reception room with high ceilings and large sash windows

Key Features

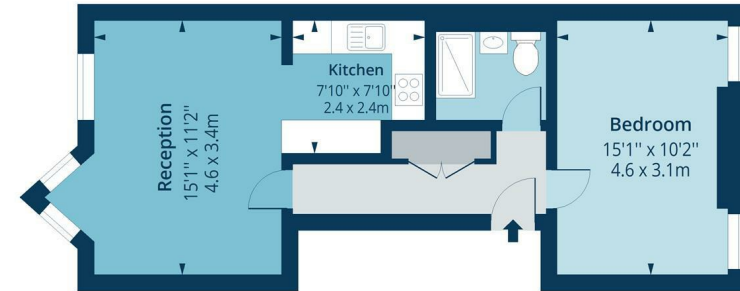
Tenure	Share of Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



Floorplan

High Street, N8

Approx. Gross Internal Area 513 Sq Ft - 47.66 Sq M



First Floor


Floor Area 513 Sq Ft - 47.66 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.

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EPC

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