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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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High Street, Hornsey N8

£2,500 FOR SALE

Apartment - Purpose Built

2 1 2

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

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High Street, Hornsey N8

£2,500 Per

Description

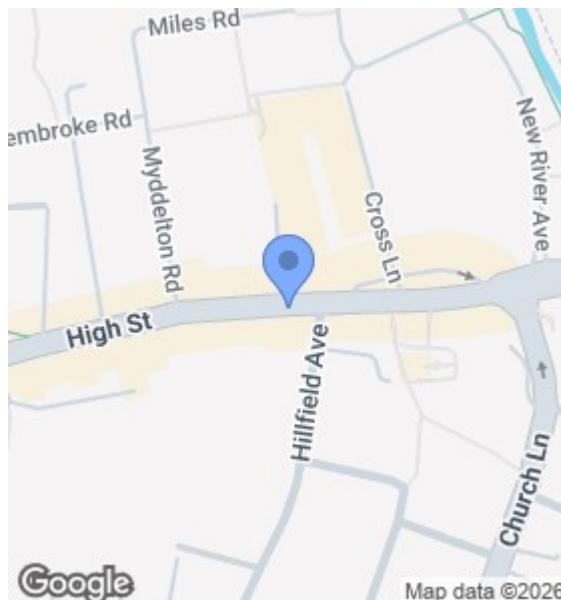
An excellently presented top-floor two-bedroom apartment, set within the highly sought-after Smithfield Square, N8. This impressive home offers contemporary living with high-quality finishes throughout and a generous private balcony overlooking the beautifully maintained courtyard.

The apartment features a spacious open-plan reception area, complemented by an interior-designed kitchen with integrated appliances, two stylish bathrooms (including an en-suite to the principal bedroom), underfloor heating, and elegant wood flooring throughout.

- Top-floor two-bedroom, two-bathroom apartment
- Located within the popular Smithfield Square development

Key Features

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



Floorplan

Hamlet Court N8

Approx. Gross Internal Area 818 Sq Ft - 75.99 Sq M
Approx. Gross Balcony Area 68 Sq Ft - 6.32 Sq M



**Philip
Alexander**



Sixth Floor

Floor Area 818 Sq Ft - 75.99 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.

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by ipaplus.com
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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(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.