

# Your local property experts

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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](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.



*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

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

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**High Street, London N8**

**£1,800** FOR SALE

Apartment - Purpose Built

1 1 1

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

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## High Street, London N8

£1,800 Per

### Description

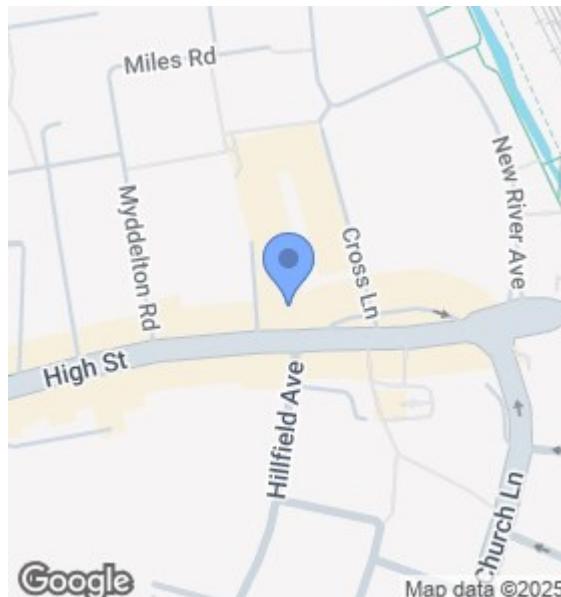
PhilipAlexander are delighted to present this beautiful one bedroom apartment located in one of Hornsey's prestigious developments; Smithfield Square, N8. This impressive apartment is situated on the top floor and boasts a high specification including a large private balcony (inward facing over communal gardens), an interior designed kitchen, stylish bathroom and under floor heating.

Smithfield Square features a number of resident's facilities, including a concierge, gym and bicycle storage room. The development also benefits from being a short walk to Hornsey train station, and Turnpike Lane tube station.

### Key Features

- Private balcony (top floor)
- Communal gardens
- On-site residents gym
- Concierge service
- Short walk to Hornsey train station

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



### Floorplan

**Hamlet Court**  
Approx. Gross Internal Area 609 Sq Ft - 56.6 Sq M



For Illustrational Purposes Only - Not To Scale  
ipapius.com

### 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.