

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

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

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

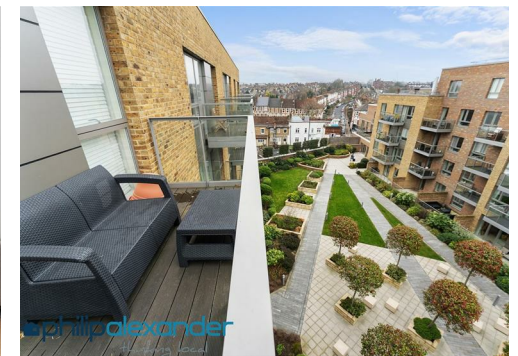


PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

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High Street, London N8

£1,800 FOR SALE

Apartment - Purpose Built

1 1 1



High Street, London N8

£1,800 Per

Description

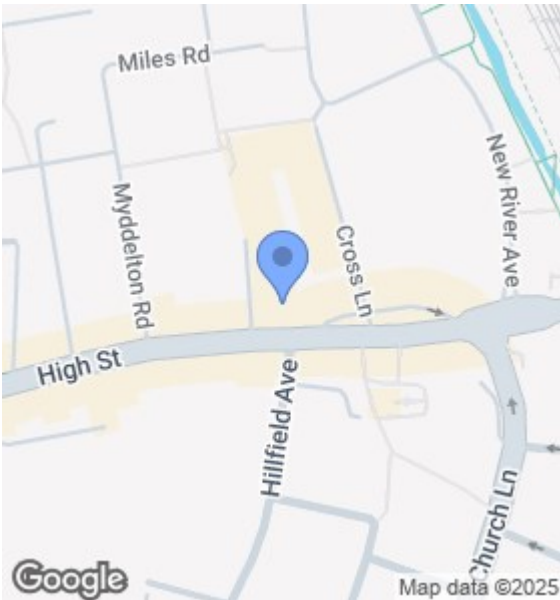
PhilipAlexander are delighted to present this beautiful one bedroom apartment located in one of Hornsey's prestigious developments; Smithfield Square, N8. This impressive apartment is situated on the top floor and boasts a high specification including a large private balcony (inward facing over communal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

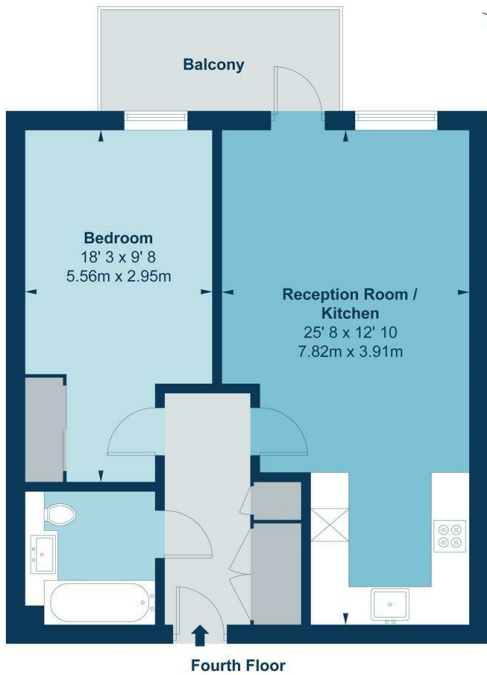
Tenure to be confirmed
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge Haringey
Local Authority C
Council Tax



Floorplan

Hamlet Court

Approx. Gross Internal Area 609 Sq Ft - 56.6 Sq M



For Illustrational Purposes Only - Not To Scale
lpapius.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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.