

# Your local property experts

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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**

**£365,000** FOR SALE

Apartment

1 1 1



# High Street, Hornsey N8

£365,000

## Description

Smithfield Development, N8 – Ground Floor 1 Bedroom Flat, with allocated parking

An exceptional opportunity to purchase this purpose-built one bedroom ground floor flat in the highly sought-after Smithfield Development- 24 Hour Concierge, Gym and Communal Green Spaces

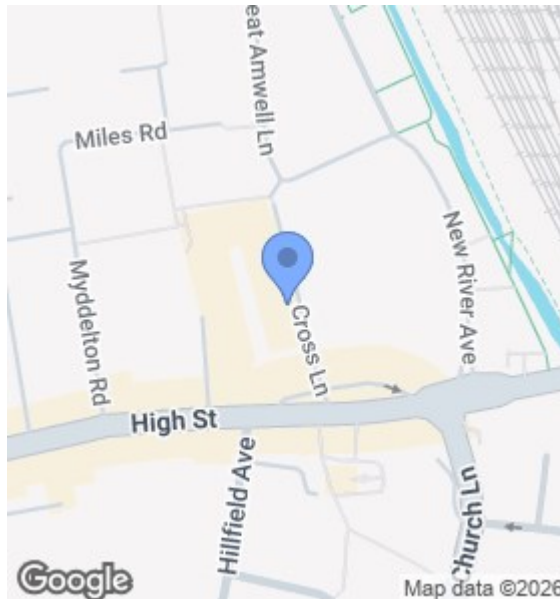
Immaculate condition throughout – ready to move straight in

Allocated parking space- perfect for someone who travels

## Key Features

- Luxury apartment due for completion early 2018/999 year leaseSecure off-street parking spaceStunning specification (Real wood flooring/Under floor heating)Private terraceConcierge service and GymCommunal court yardClose to Hornsey train station

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	980+ years remaining
<b>Ground Rent</b>	£250.00
<b>Service Charge</b>	£3,000.00
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	C

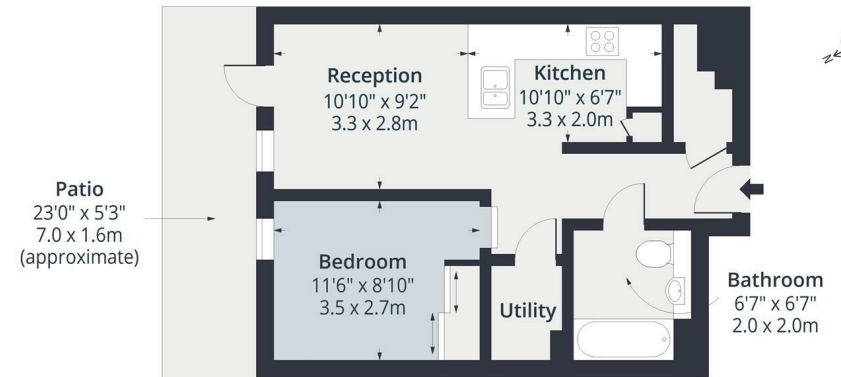


## Floorplan

### Purser Court, N8

Approx. Gross Internal Area 461 Sq Ft - 42.83 Sq M  
Approx. Gross Patio Area 121 Sq Ft - 11.24 Sq M

Philip Alexander



**Ground Floor**  
Floor Area 461 Sq Ft - 42.83 Sq M

**RICS 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.

Created for Philip Alexander by lpaplus.com Date: 25/11/2025

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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.