

# 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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**Hampden Road, Hornsey N8**

**£137,500** FOR SALE

Apartment

2 1 1



# Hampden Road, Hornsey N8

£137,500

## Description

25% SHARED OWNERSHIP

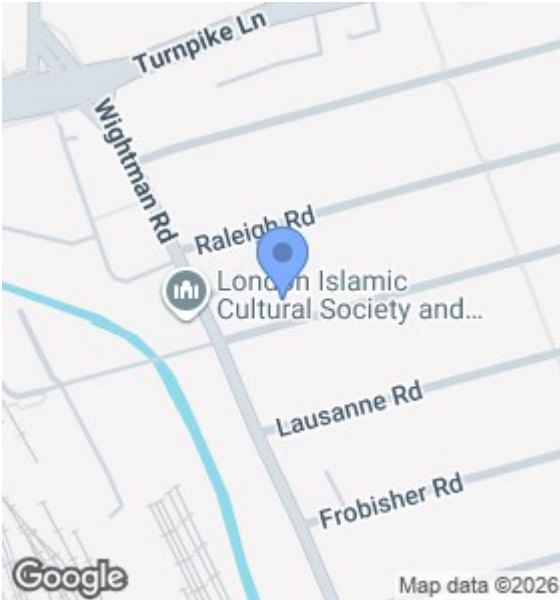
A beautifully presented and contemporary two-bedroom flat set within a sought-after modern development in the heart of Hornsey, N8. This bright and stylish home offers an excellent layout, high-quality finishes, and a superb location just moments from Hornsey Station, Crouch End Broadway, and local green spaces. It's an ideal choice for first-time buyers, downsizers, or investors looking for a turnkey property in a vibrant North London neighbourhood.

Key Features  
Modern two-bedroom flat in a desirable Hornsey location

## Key Features

Tenure  
Lease Expires  
Ground Rent  
Service Charge  
Local Authority  
Council Tax

Leasehold  
to be confirmed  
to be confirmed  
to be confirmed



## Floorplan

### Magnus Heights, N8

Approx. Gross Internal Area 972 Sq Ft - 90.30 Sq M  
Approx. Gross Balcony Area 81 Sq Ft - 7.52 Sq M

Philip  
Alexander



Second Floor

Floor Area 972 Sq Ft - 90.30 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.

Created for PhilipAlexander  
by lpaplus.com  
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## EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 89                      | 89        |
| (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.