

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

020 8342 9444
www.philipalexander.net

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Hampden Road, Hornsey N8

£137,500 FOR SALE

Apartment



2



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

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Hampden Road, Hornsey N8

£137,500

Description

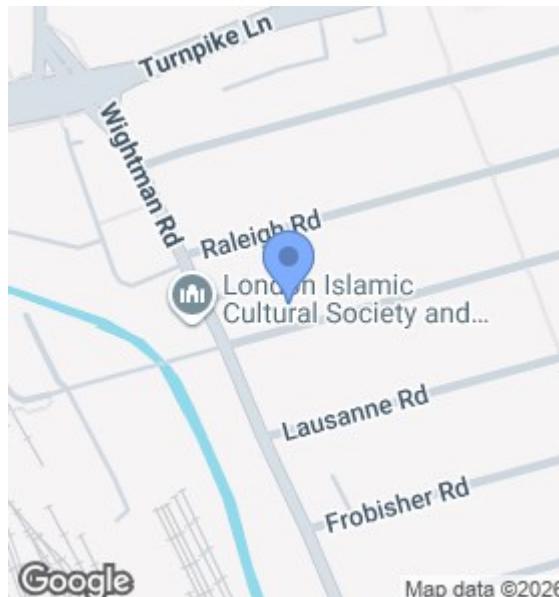
25% SHARED OWNERSHIP

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

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



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



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EPC

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