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honest *a breath of*
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High Street, Hornsey N8

£2,400 FOR SALE

Apartment - Purpose Built

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High Street, Hornsey N8

£2,400 Per

Description

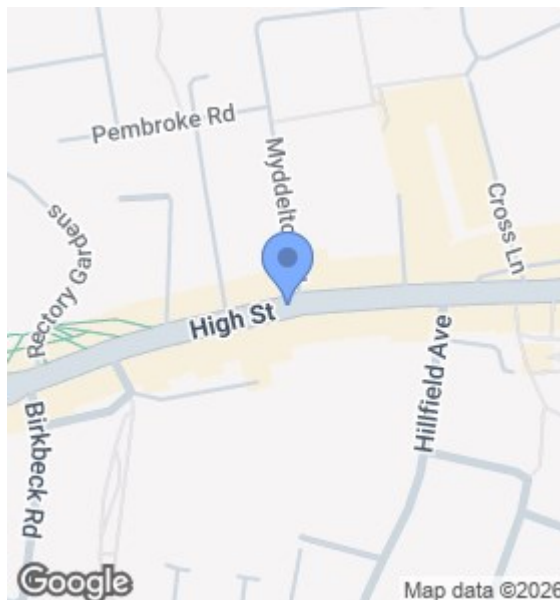
A beautifully presented two-bedroom, two-bathroom apartment set on the top floor of the highly sought-after Smithfield Square, N8. This luxury home offers contemporary living with high-end finishes throughout, ideal for professionals or couples seeking both comfort and convenience.

The apartment features a thoughtfully designed layout with a bright open-plan living space, complemented by a private balcony overlooking the landscaped courtyard. Finished to an exceptional standard, the property combines style with practicality.

- Top floor position within a prestigious modern development
- Two spacious double bedrooms

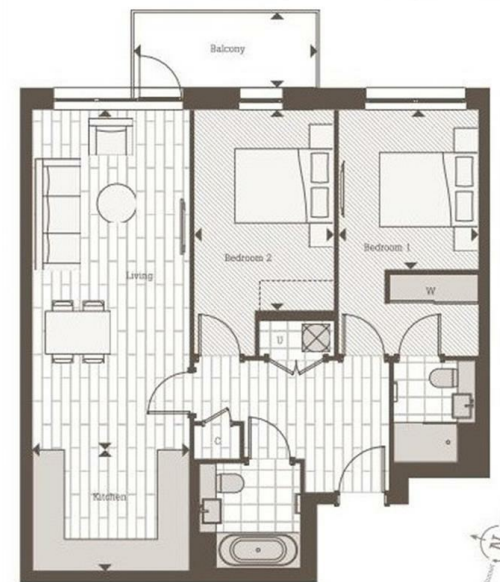
Key Features

| | |
|------------------------|-----------------|
| Tenure | to be confirmed |
| Lease Expires | to be confirmed |
| Ground Rent | to be confirmed |
| Service Charge | Haringey |
| Local Authority | D |
| Council Tax | |



Floorplan

| Key | | Accommodation | |
|-----|-------------------------|----------------------------|-----------------------------|
| ↔ | Measurement points | Living | 3.18m x 6.89m 10'5" x 22'7" |
| W | Fixed wardrobe | Kitchen | 3.18m x 2.46m 10'5" x 8'1" |
| --- | Optional fixed wardrobe | Bedroom 1 | 2.83m x 3.23m 9'3" x 10'7" |
| ☒ | Washes/dryer | Bedroom 2 | 2.82m x 4.06m 9'3" x 13'4" |
| U | Utility | Balcony | 3.7m x 1.63m 12'2" x 5'0" |
| C | Clapboard | Total Internal Area | 77.84 sq m 838 sq ft |
| | | Balcony Area | 5.64 sq m 61 sq ft |



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 86 | 86 |
| (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.