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**High Street, Hornsey N8**  
**£530,000** FOR SALE

*Apartment - Purpose Built*

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# High Street, Horsey N8

£530,000

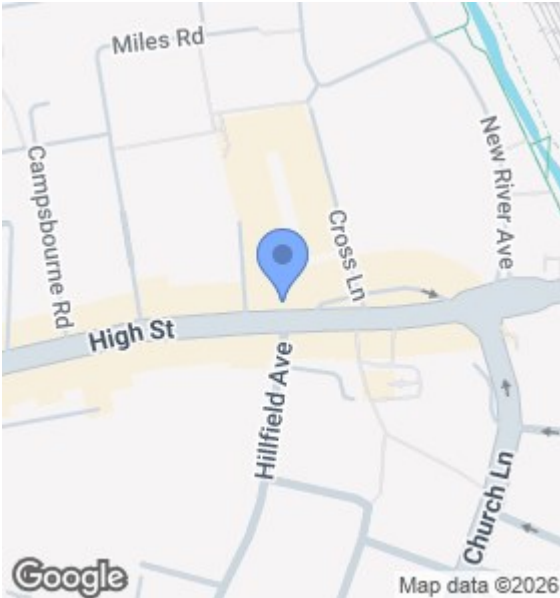
## Description

Set within the highly desirable Smithfield development, this modern top-floor apartment with balcony offers stylish living in the heart of Hornsey. Beautifully presented and offered chain-free, the property combines contemporary design with practical convenience, including a private allocated parking space—a rare advantage in this location.

The apartment features bright, well-proportioned interiors, a high-specification finish throughout, and a private balcony that enhances the sense of space. Residents benefit from secure entry, lift access, and a vibrant community atmosphere, all moments from Hornsey Station, local cafés, independent shops, and the green spaces of Alexandra Park.

## Key Features

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



## Floorplan

### Purser Court N8

Approx. Gross Internal Area 805 Sq Ft - 74.78 Sq M  
Approx. Gross Balcony Area 60 Sq Ft - 5.57 Sq M

Philip  
Alexander



Fifth Floor

Floor Area 805 Sq Ft - 74.78 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		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.