

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



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

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Basset Court, Hornsey N8

£575,000 FOR SALE

Apartment

2 1 2



Basset Court, Hornsey N8

£575,000

Description

CHAIN FREE – Stunning Two-Bedroom Apartment with Private Balcony, Concierge, Gym & Underground Parking | 990+ Year Lease

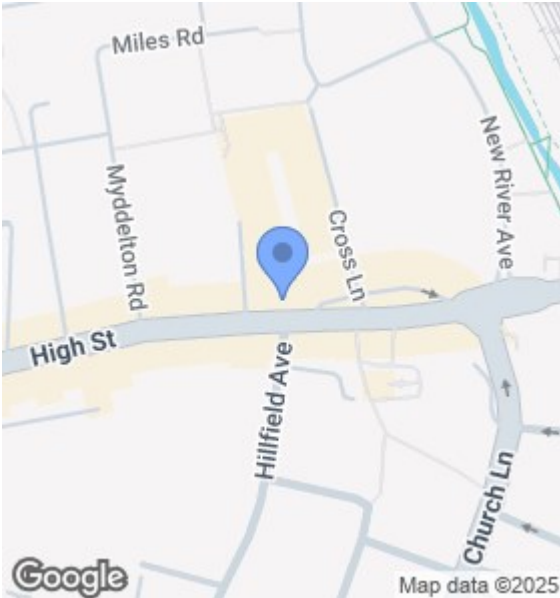
Located on the sixth floor of Basset Court in the sought-after Smithfield Square development, this beautifully interior-designed two-bedroom apartment offers an impressive 730 sq ft of modern living space in the heart of Hornsey, N8.

Finished to a high specification throughout, the apartment features:

A spacious open-plan reception with floor-to-ceiling windows and a luxury integrated kitchen (including a full-size dishwasher)

Key Features

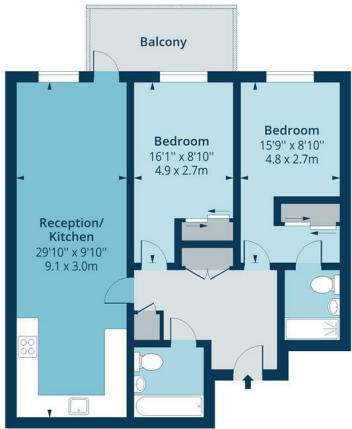
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	0
Council Tax	



Floorplan

Basset Court, N8

Approx. Gross Internal Area 796 Sq Ft - 73.95 Sq M
Approx. Gross Balcony Area 71 Sq Ft - 6.60 Sq M



Sixth Floor

Floor Area 796 Sq Ft - 73.95 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.

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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.