

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.



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020 8342 9444
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Hampden Road, London N8
£225,000 FOR SALE

Flat - Purpose Built

2 1 1



Hampden Road, London N8

£225,000

Description

Modern 2 Bedroom Apartment with Balcony Overlooking New River | 50% Shared Ownership

A fantastic opportunity to purchase this stylish two-bedroom apartment located in the heart of Hornsey N8, set within a popular modern development overlooking the New River.

Available on a 50% shared ownership basis, this home also offers the option to purchase 100% of the property, making it ideal for both first-time buyers and those looking to own outright.

Key Features

- Chain Free

Tenure

Leasehold

Leasehold
to be confirmed

Lease Expires

to be confirmed

Ground Rent

to be confirmed

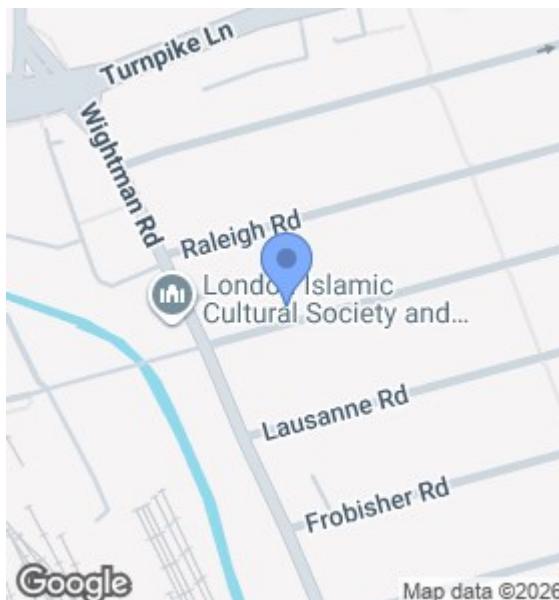
Service Charge

to be confirmed

Local Authority

to be confirmed

Council Tax



Floorplan

Magnus Heights, N8

Approx. Gross Internal Area 745 Sq Ft - 69.21 Sq M
Approx. Gross Balcony Area 74 Sq Ft - 6.87 Sq M



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(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	

Third Floor

Floor Area 745 Sq Ft - 69.21 Sq M



Certified
Property
Measure

lpaplus.com

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.

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.