

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



Campsfield Road, N8

£280,000 FOR SALE

Apartment - Purpose Built

1 1 1



Campsfield Road, N8

£280,000

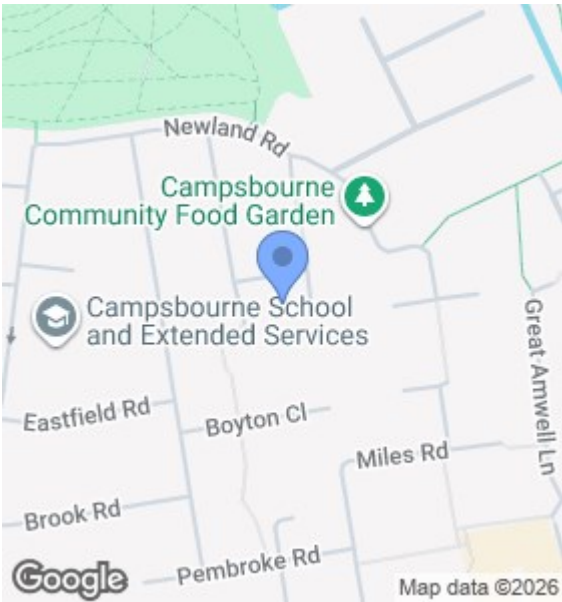
Description

Set within a well-maintained purpose-built development in the heart of Hornsey, this bright one-bedroom flat offers an ideal opportunity for first-time buyers, downsizers, or investors. The property benefits from a practical layout, generous natural light, and a calm residential setting just moments from the independent cafés, shops, and green spaces that make N8 such a sought-after postcode.

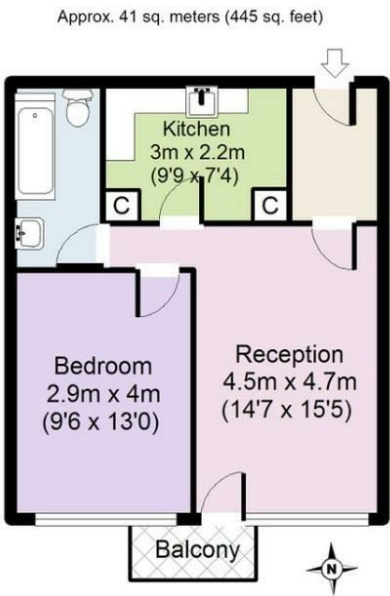
With no onward chain, the flat is ready for immediate occupation and provides excellent access to both Hornsey Overground Station and Turnpike Lane Underground, ensuring fast connections across London. Whether you're looking for a comfortable home or a reliable rental investment, this is a well-located and low-maintenance option in a thriving North London neighbourhood.

Key Features

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



Floorplan



Total area: approx. 41 sq. meters (445 sq. feet)
For illustration purposes only - not to scale

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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.