



## **SMITHFIELD SQUARE, PRIORY ROAD, N8**

Nestled in the heart of Hornsey, lies a remarkable new development embracing luxurious urban living at its finest. Welcome to Smithfield Square, where this exquisite two-bedroom, two-bathroom apartment awaits its new resident. Situated in Compass Court within the Berkeley Homes development, this stunning residence offers a blend of elegance and comfort. The open-plan kitchen is well fitted with integrated appliances, stone work surfaces and mirrored splashbacks, while the spacious living area, leads onto the 46ft balcony / terrace provides the perfect setting for relaxation or hosting guests.

Residents of Smithfield Square are treated to a plethora of exclusive amenities, elevating the living experience to new heights. From a private landscaped courtyard garden and a 24 hour concierge, every corner of this development exudes luxury. Stay active and fit with access to the fully equipped gym, or simply unwind in style within this vibrant community.

Convenience is key at Smithfield Square, with a large Sainsbury's supermarket on-site for all your shopping needs. Say goodbye to the hassle of everyday errands and embrace a lifestyle of ease and comfort.

With excellent transport links on your doorstep, including Hornsey BR station, Turnpike Lane Underground and multiple bus routes, exploring the wonders of Hornsey and beyond has never been easier. Whether you're seeking a peaceful retreat or a bustling urban experience, this modern apartment caters to all your lifestyle needs.



### **ACCOMMODATION**

**\* EXCLUSIVE LUXURY DEVELOPMENT \* TWO DOUBLE BEDROOMS \* MASTER BEDROOM WITH DRESSING AREA & ENSUITE SHOWER ROOM \* LARGE OPEN PLAN LIVING ROOM TO FULLY EQUIPPED KITCHEN \* PRIVATE 46FT TERRACE \* UNDERFLOOR HEATING \* DOUBLE GLAZED \* OFF STREET PARKING \* CONCIERGE SERVICE \* PRIVATE GYM \* COMMUNAL GARDENS \***

**PRICE: £2,700 PER CALENDAR MONTH**



### ENTRANCE HALL

Large I-shaped entrance hall, with Oak Effect flooring with Underfloor Heating, 2 large double-door floor-to-ceiling storage cupboards and a utility cupboard (housing the heating, electricals & washing machine).



### OPEN PLAN LIVING ROOM / KITCHEN 19'7" x 16'1" (5.99m x 4.91m)

A large open plan space, with Oak Effect flooring with Underfloor Heating, neutral white decor, with floor-to-ceiling double glazed windows & door facing out onto the terrace, with blinds.





### KITCHEN AREA

L-shaped kitchen area to one corner of the room, with a range gloss & timber effect handleless wall and base units, silestone worktops, mirrored splashbacks and integrated Smeg appliances (including; Induction Hob, Extractor, Single Oven with Microwave above, Fridge/Freezer & Dishwasher).



### DRESSING AREA 11'3" x 6'8" (3.43m x 2.05m)

From the hallway, into the dressing area which leads to the ensuite shower room and into the master bedroom. The dressing area has a large sliding door wardrobe with automatic lighting.





### **BEDROOM 1 14'5 x 9'10 (4.39m x 3.00m)**

**Passing through the dressing area into the bedroom area, there is a Double Glazed window with blind facing out to the terrace, Oak effect flooring with Underfloor Heating & neutral white decor.**



### **ENSUITE SHOWER ROOM**

**Fully tiled walls & floor, timber effect vanity unit with Silestone top & ceramic basin with wall-mounted chrome tap, mirrored splashback and mirrored cabinet above and concealed cistern WC. Large shower cubicle with glass sliding door, chrome thermostatic valve, with shower head & riser rail. Chrome electric heated towel radiator.**





**BEDROOM 2 12'7 x 10'7 (3.84m x 3.23m)**

**Double Glazed window with blind facing out to the terrace, Oak effect flooring with Underfloor Heating & neutral white decor.**



**BATHROOM 6'9" x 6'7" (2.08m x 2.03m)**

**Fully tiled walls & floor, timber effect vanity unit with Silestone top & ceramic basin with wall-mounted chrome tap, mirrored splashback and mirrored cabinet above and concealed cistern WC. White full-sized bath with frameless shower screen, chrome tap & thermostatic valve, with shower head & riser rail. Chrome electric heated towel radiator.**





**TERRACE 46'0" x 5'8" (14.03m x 1.75m)**

**Accessed from the Living room and facing out onto the communal gardens, this paved private terrace stretches the length of the apartment.**



**COMMUNAL GARDENS**

**Beautifully maintained communal gardens with stone seating areas.**



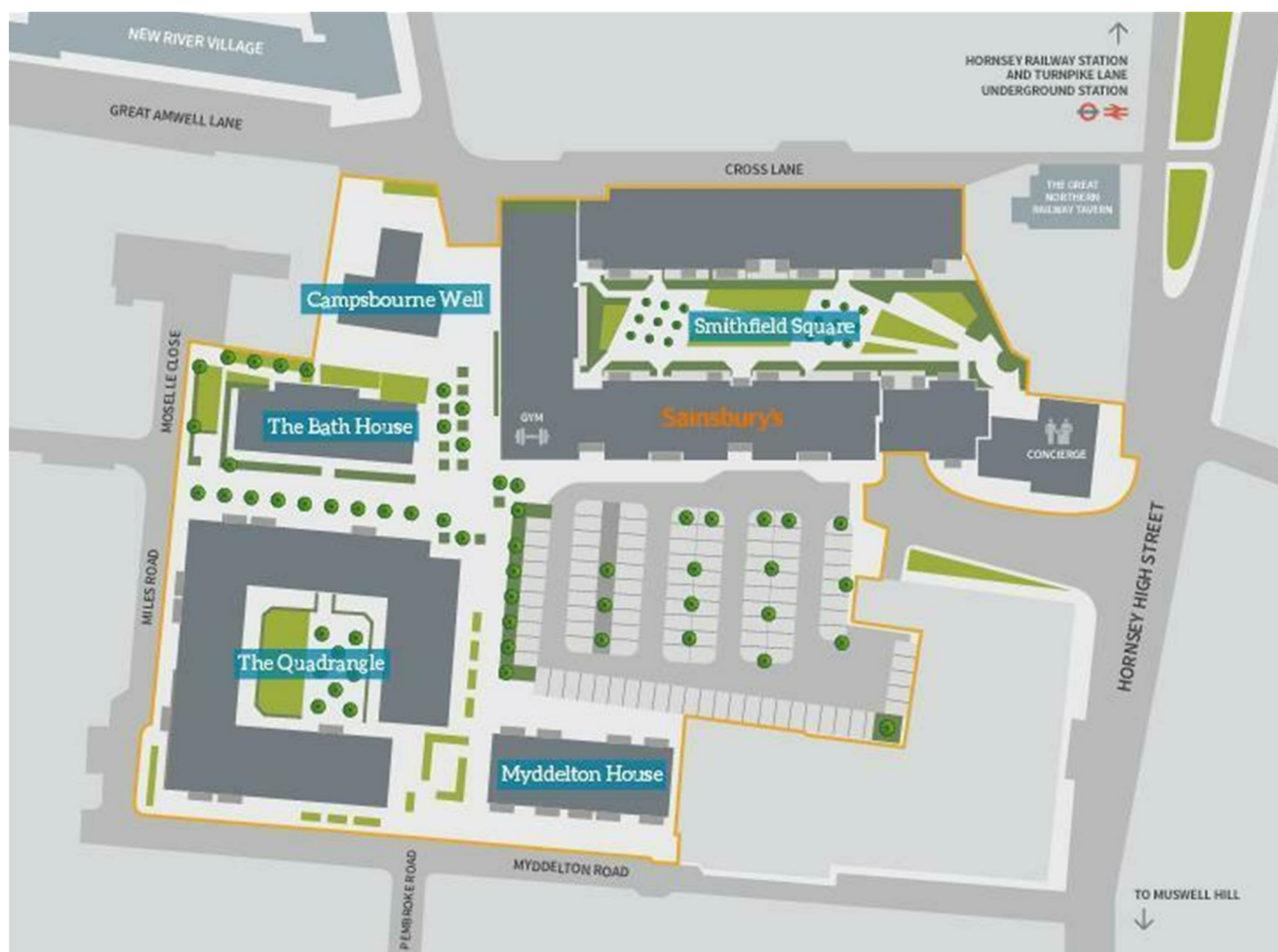


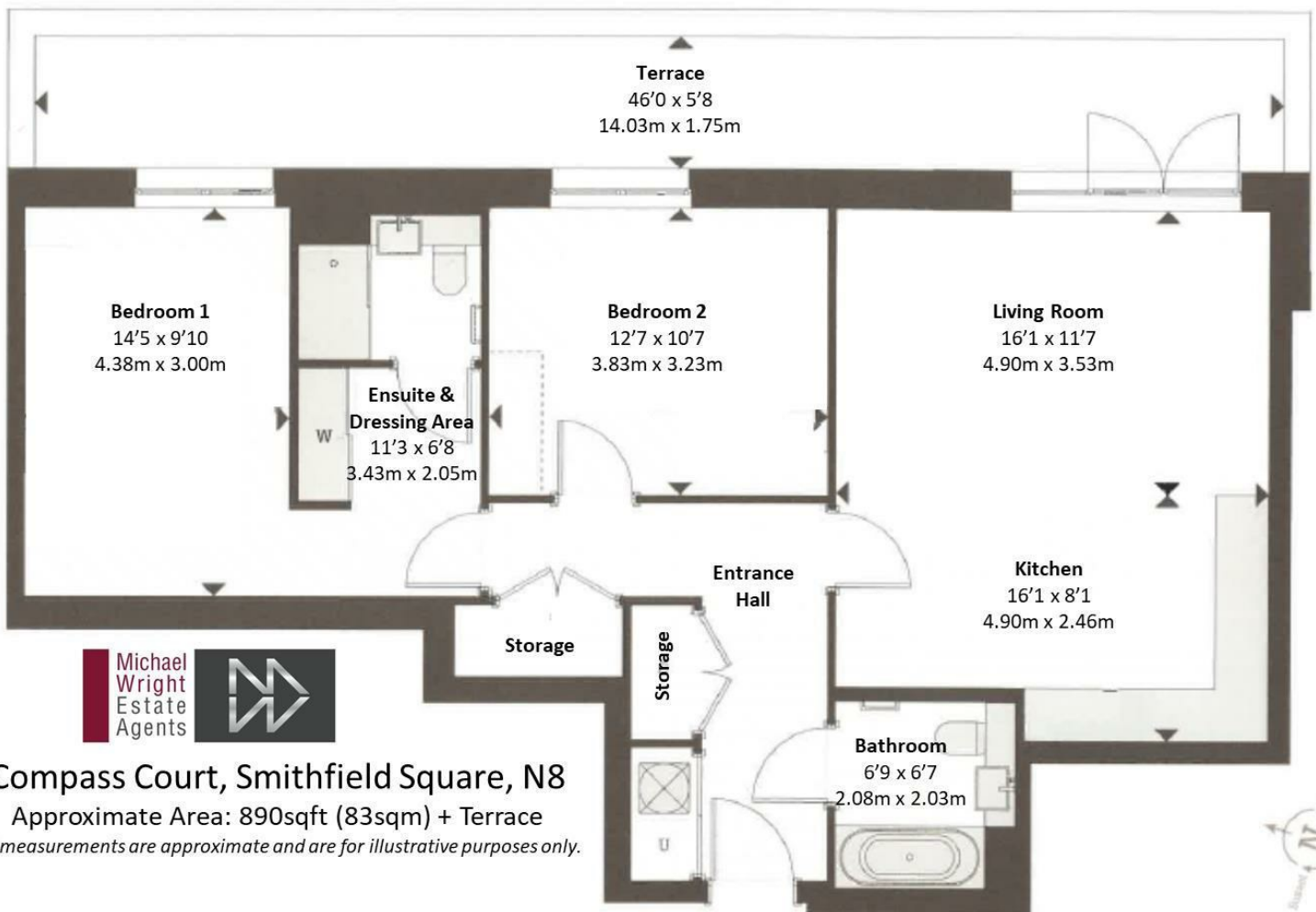
## ENTRANCE - CONCIERGE DESK

Accessed via the secure entrance on Priory Road, into the stunning Foyer with seating area, Concierge desk & access to lifts.



## OFF STREET PARKING Via parking permit.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	85	85
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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