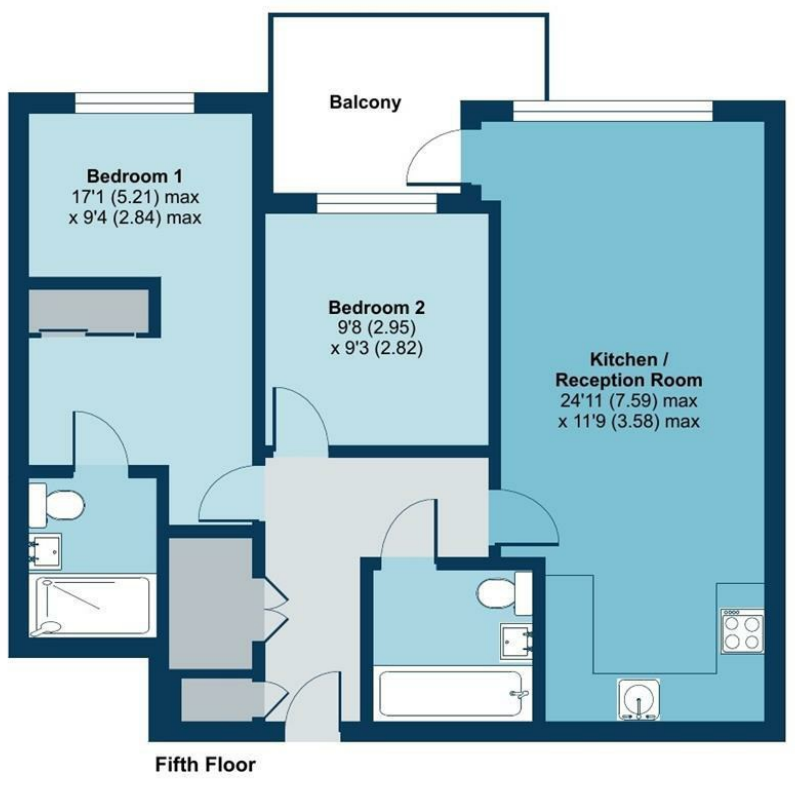


Purser Court, Smithfield Square, Hornsey, N8

Approximate Area = 713 sq ft / 66.2 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Philip Alexander Estate Agents. REF: 1076606

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Purser Court, High Street, N8



£560,000 Leasehold

CHAIN FREE! An excellently presented interior designed two bedroom purpose-built apartment, set on the **TOP FLOOR** floor of Purser Court, in the Smithfield Square development in Hornsey N8. Boasting an impressive 713 sq.ft of living space, the apartment comprises a large open-plan reception room with a fully integrated luxury kitchen (including full size dishwasher), two double bedrooms (with fitted wardrobes), and two bathrooms (one en-suite). Additional benefits include generous storage cupboard space, underfloor heating, and beautiful panoramic views of Alexandra Palace from the large private balcony. A secure private underground parking space that comes with the apartment. **LONG LEASE 990+ YEARS.**

Smithfield Square features a private landscaped courtyard on three sides as well as a number of residents facilities, including a concierge and gym. Smithfield Square benefits from being a short walk to Hornsey train station, and Turnpike Lane tube station. Crouch End Broadway and Alexandra Palace are also within easy reach.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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