

# Your local property experts

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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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*transparent*

Quotes taken from independent Google reviews 2006 to 2016



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**High Street, Hornsey N8**

**£550,000** FOR SALE

*Apartment - Purpose Built*

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# High Street, Hornsey N8

£550,000

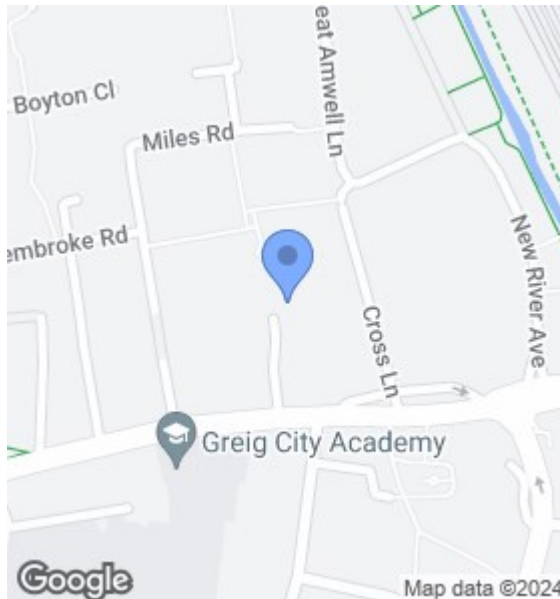
## Description

CHAIN FREE! An excellently presented interior designed two bedroom purpose-built apartment, set on the TOP FLOOR floor of Compass Court, in the Smithfield Square development in Hornsey N8. Boasting an impressive 730 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 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.

## Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	D

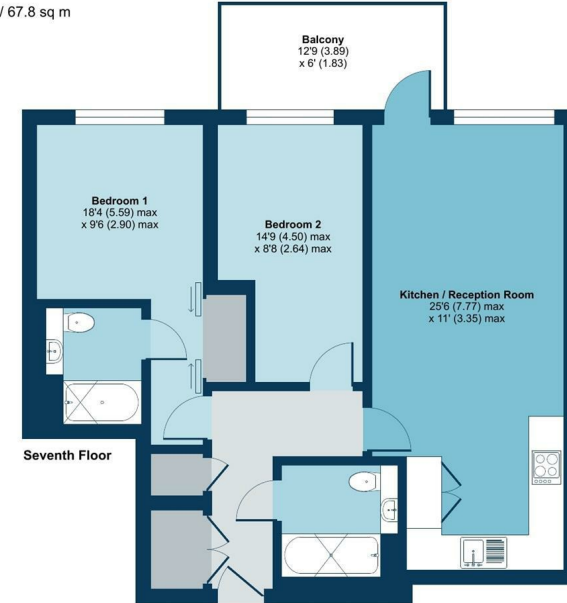


## Floorplan

### Compass Court, Smithfield Square, London, N8

Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vinhcom 2023. Produced for Philip Alexander Estate Agents. REF: 1040646

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.