

# 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](http://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](http://www.philipalexander.net)

**philipalexander**  
Thinking local



**High Street, Hornsey N8**

**£415,000** FOR SALE

Apartment

1 1 1



# High Street, Hornsey N8

£415,000

## Description

CHAIN FREE! PhilipAlexander are delighted to present this luxury one bedroom apartment located in Hornsey's prestigious development Smithfield Square, N8. This impressive apartment is situated on the TOP FLOOR and boasts a stunning specification including a large PRIVATE BALCONY (inward facing over courtyard), an interior designed kitchen, modern bathroom and under floor heating throughout.

Smithfield Square features a number of resident's facilities, including a concierge, gym and bicycle storage room. The development also benefits from being a short walk to Hornsey train station, and Turnpike Lane tube station. A huge variety of local amenities are on offer with both Hornsey High Street and Crouch End Broadway within close walking distance. The large green spaces of Alexandra Palace are also close by.

## Key Features

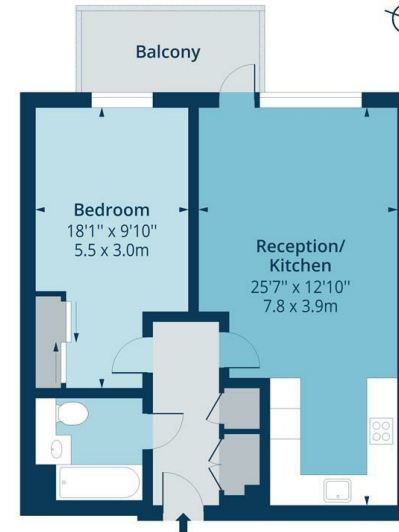
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	C



## Floorplan

### Cooper Court, N8

Approx. Gross Internal Area 594 Sq Ft - 55.18 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 654 Sq Ft - 60.76 Sq M (Including Balcony)



### Sixth Floor

Floor Area 594 Sq Ft - 55.18 Sq M



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.  
lpaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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.