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.

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> Quotes taken from independent Google reviews 2006 to 2016

*philipalexander



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Hisking local

Miles Road, Hornsey N8 £325,000 FOR SALE Studio



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Miles Road, Hornsey N8

£325,000

Description

CHAIN FREE! PhilipAlexander are delighted to present this luxury studio apartment located in one of Hornsey's prestigious developments Smithfield Square, N8. This impressive apartment is situated on the ground floor and boasts a stunning specification including a LARGE BALCONY, an interior designed kitchen, luxurious bathroom, and under floor heating.

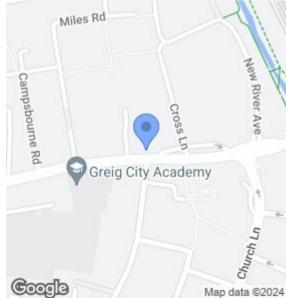
Smithfield Square features a number of residents facilities, including a concierge, gym and bicycle storage room. The development also benefits from being a short walk to Hornsey train station, and Turnpike Lane tube station.

Key Features

- Chain free
- Large balcony
- Concierge
- Residents gym
- Close to Hornsey train station
- TenureLeaseholdLease Expiresto be confirmedGround Rentto be confirmedService Chargeto be confirmedLocal AuthorityHaringeyCouncil TaxC







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Floorplan

philip **Bath House** Approx. Gross Internal Area 458 Sg Ft - 42.6 Sg M Balcony Reception Bedroom Room 11' 8 x 11' 0 17' 1 x 10' 5 3.56m x 3.35m 5.20m x 3.17m **Open-Plan** Kitchen 7'4 x 6'7 2.23m x 2.00r **First Floor**

For Ilustrational Purposes Only - Not To Scale Ipaplus.com

EPC

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 🗛			
(81-91) B		84	84
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			

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.