

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.

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



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020 8342 9444
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Miles Road, Hornsey N8

£325,000 FOR SALE

Studio

0 1 1



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

Tenure

Leasehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority Haringey
Council Tax C



Floorplan

Bath House

Approx. Gross Internal Area 458 Sq Ft - 42.6 Sq M



First Floor

For Illustrational Purposes Only - Not To Scale
lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.