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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



PhilipAlexander Estate Agents
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020 8342 9444
www.philipalexander.net

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Miles Road, London N8

£525,000 FOR SALE

House - End Terrace

3 1 1



Miles Road, London N8

£525,000

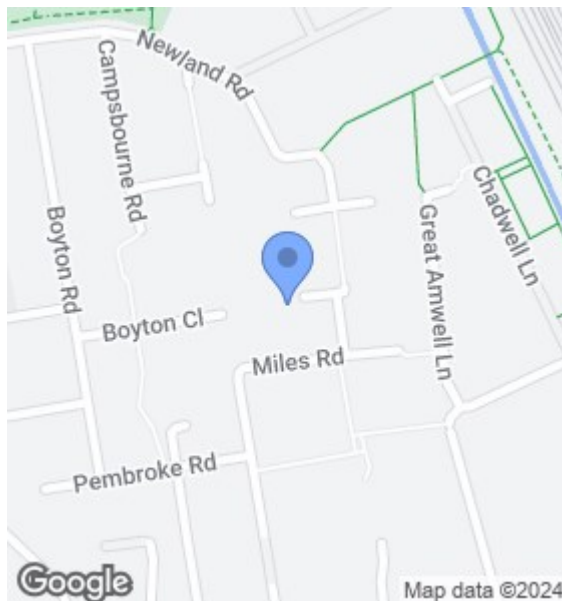
Description

A well-proportioned and generously sized three bedroom terraced house, situated in Hornsey, N8. The property comprises of a large bright reception room, a separate spacious kitchen diner, three good-sized bedrooms, a family bathroom (with both bath and shower facilities), and a separate WC. FRONT GARDEN and LARGE REAR GARDEN. Gas central heating throughout. The property is in need of considerable refurbishment/modernisation throughout.

Ideally located within a short walk to all the high street amenities of Hornsey and Crouch End Broadway, as well as the excellent transport links (Hornsey mainline, Turnpike Lane tube, Alexandra Palace mainline) providing effective links to Central London. The large green spaces of Alexandra Palace Park are also within close proximity.

Key Features

Tenure	Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	D



Floorplan

Miles Road Hornsey, N8

Approx. Gross Internal Area 990 Sq Ft - 91.97 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.
ipaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(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.