

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

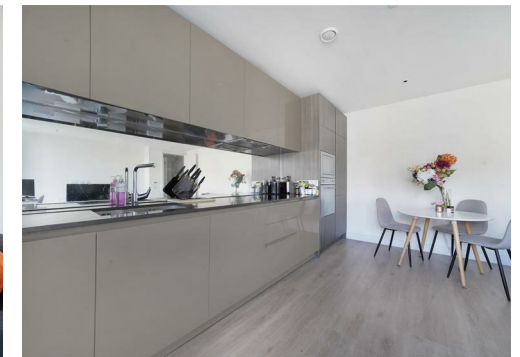


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thinking local

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High Street, Hornsey N8

£1,750 FOR SALE

Apartment - Purpose Built

1 1 1



High Street, Hornsey N8

£1,750 Per

Description

PhilipAlexander are delighted to present this luxury one apartment located in one of Hornsey's prestigious developments Smithfield Square, N8. This impressive apartment is situated on the fifth floor and boasts a stunning specification including a large balcony, an interior designed kitchen, stylish bathroom, and under floor heating.

Smithfield Square features a number of residents facilities, including a concierge, large courtyard garden area, 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

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



Floorplan

Compass Court, N8
Approx. Gross Internal Area 543 Sq Ft - 50.44 Sq M
Approx. Gross Balcony Area 48 Sq Ft - 4.46 Sq M



Fifth Floor
Floor Area 543 Sq Ft - 50.44 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		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.