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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.

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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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Compass Court, Hornsey N8
£350,000 FOR SALE

Apartment - Purpose Built

1 1 1



Compass Court, Hornsey N8

£350,000

Description

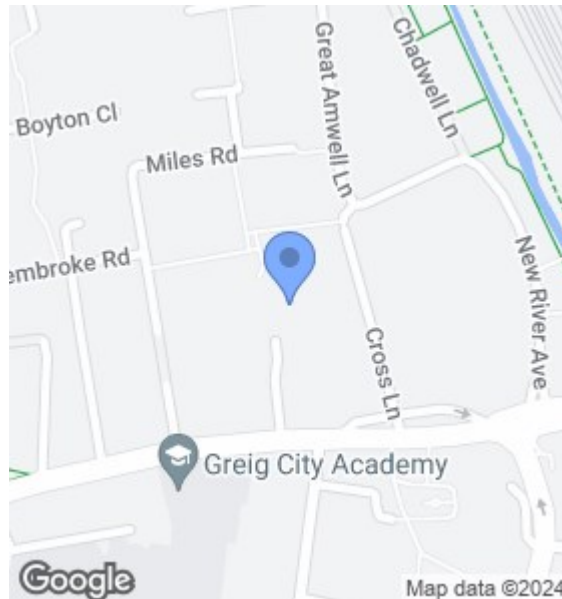
CHAIN FREE! PhilipAlexander are delighted to present this luxury one bedroom apartment located in one of Hornsey's prestigious developments Smithfield Square, N8. This impressive apartment is situated on the third floor and boasts a stunning specification including a LARGE PRIVATE BALCONY, an interior designed kitchen, a luxurious bathroom. Under floor heating throughout. LONG LEASE 990+ YEARS.

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

- Leasehold 990+ years
- Service charge £3-3500 p.a (reviewed annually)
- Ground rent £350 p.a approx (reviewed every 15 years in line with RPI)
- Council tax band C - Haringey

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



Floorplan

Compass Court

Approx. Gross Internal Area 527 Sq Ft - 48.96 Sq M (Excluding Balcony)
 Approx. Gross Internal Area 602 Sq Ft - 55.93 Sq M (Including Balcony)




Third Floor

Floor Area 527 Sq Ft - 48.96 Sq M

For Illustrational Purposes Only - Not To Scale
 lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(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.