

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

020 8342 9444
www.philipalexander.net

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High Street, Hornsey N8

£2,400 FOR SALE

Apartment - Purpose Built

 2  1  2



High Street, Hornsey N8

£2,400 Per

Description

PhilipAlexander are delighted to present this luxury two bedroom apartment located in one of Hornsey's prestigious developments; Smithfield Square, N8. This impressive two bedroom, two bathroom apartment boasts a stunning specification including an interior designed kitchen, stylish bathrooms, under floor heating, wood flooring throughout, private balcony and private parking space.

Smithfield Square features a private landscaped courtyard on 3 sides as well as a number of residents facilities, including a concierge, and gym. Smithfield Square benefits from being a short walk to Hornsey train station, and Turnpike Lane tube station.

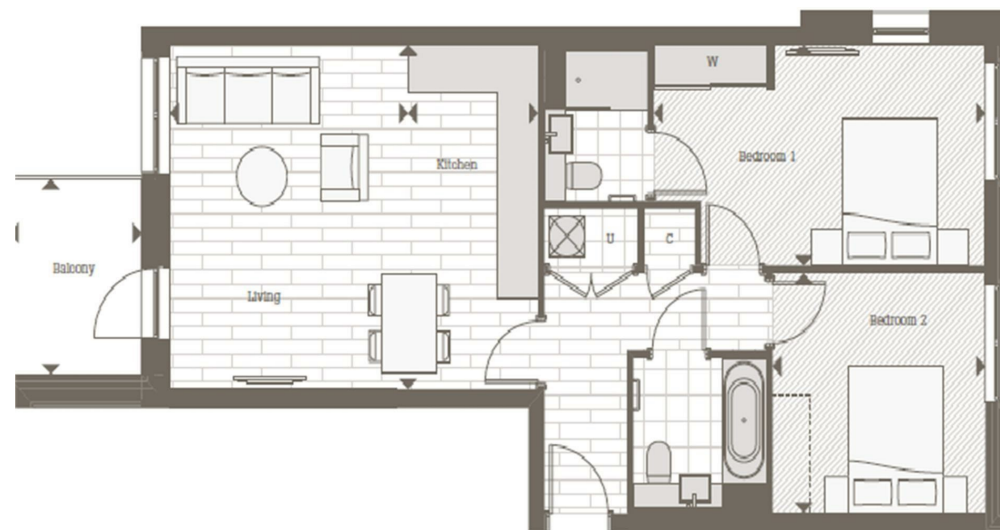
Key Features

- Resident Gym
- Concierge Service
- Close to Hornsey Train Station

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



Floorplan



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.