

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



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

philipalexander
thinking local

020 8342 9444
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High Street, London N8

£1,900 FOR SALE

Apartment - Purpose Built

1 1 1



High Street, London N8

£1,900 Per

Description

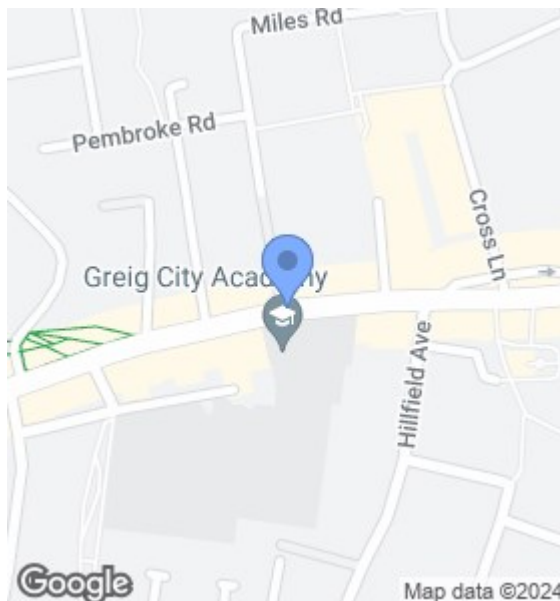
PhilipAlexander are delighted to present this luxury one bedroom apartment located in one of Hornsey's prestigious developments Smithfield Square, N8. This impressive apartment is situated on the 5th floor and boasts a stunning specification including a large balcony, an interior designed kitchen, luxurious bathroom, and under floor heating.

Smithfield Square features a number of resident's 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

- Residents 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 C
Council Tax

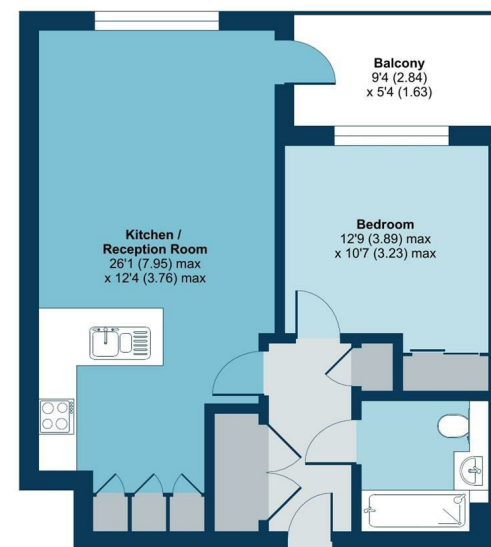


Floorplan

Cooper Court, High Street, London, N8

Approximate Area = 538 sq ft / 50 sq m

For identification only - Not to scale



Fifth Floor

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vinchcom 2023. Produced for Philip Alexander Estate Agents. REF: 1007581

EPC

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