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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



PhilipAlexander Estate Agents  
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London N8 7NX

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**Miles Road, London N8**

**£2,200** FOR SALE

*Apartment - Purpose Built*

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# Miles Road, London N8

£2,200 Per

## Description

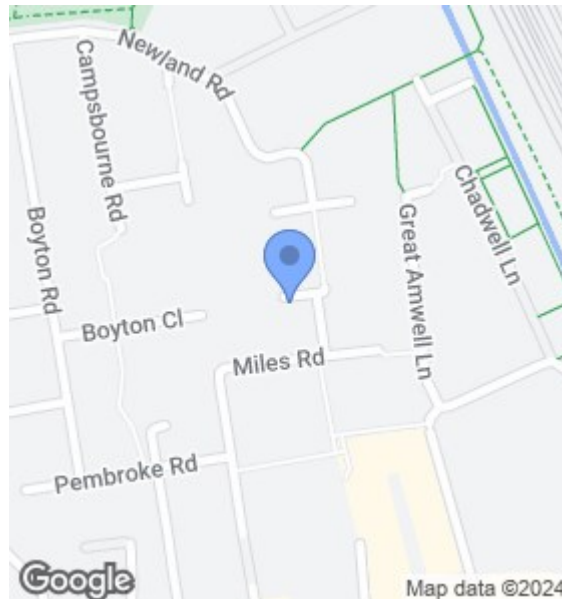
PhilipAlexander are delighted to present this excellently presented two-bedroom apartment located in the heart of Hornsey. The property comprises a large bright open-plan reception room, a modern fully equipped kitchen, two good sized bedrooms, and a stylish bathroom with both bath and shower facilities. Additionally, the large balcony provides the apartment with necessary private outside space., as well as a well maintained communal garden for the block.

Conveniently located just a short walk away from Hornsey high street, Hornsey train station, and all the local amenities. Other local hotspots are nearby including Crouch End Broadway, Priory Park, Alexandra Palace, and Muswell Hill.

## Key Features

- Good condition and spec throughout
- Close to hornsey high street and train station
- Walking distance to Crouch End Broadway

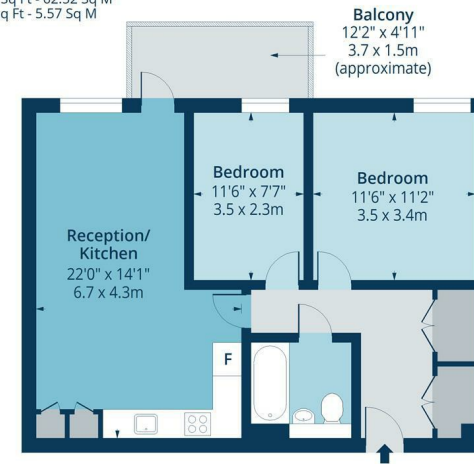
**Tenure** to be confirmed  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** Haringey  
**Local Authority** D  
**Council Tax**



## Floorplan

### Candish Court, N8

Approx. Gross Internal Area 673 Sq Ft - 62.52 Sq M  
 Approx. Gross Balcony Area 60 Sq Ft - 5.57 Sq M



### Second Floor

Floor Area 673 Sq Ft - 62.52 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.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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.