

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
www.philipalexander.net

philipalexander
Thinking local



Alexandra Gate, Hornsey N8

£550,000 FOR SALE

Apartment - Purpose Built

🛏️ 2 🚗 1 🚿 2



Alexandra Gate, Hornsey N8

£550,000

Description

A stunning two bedroom, two bathroom apartment located in Hornsey's brand new luxury development, Alexandra Gate, N8. This luxurious apartment is well positioned and benefits from beautiful views from a private terrace. The property has been designed to an excellent specification throughout. Available to purchase for a move-in this year! Long lease 996 years.

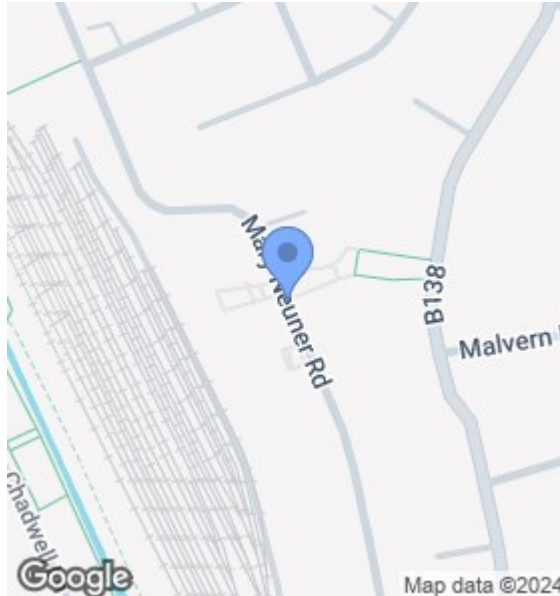
Alexandra Gate N8 is located within a short walk of a selection of convenient public transport links; Alexandra Palace, Hornsey train stations and Wood Green, Turnpike Lane tube stations - all providing easy access into Kings Cross, the City, and West End.

Onsite facilities include a 24 hour concierge service, resident's pool, gym and spa, crèche and beautiful landscaped gardens and open areas.

Key Features

- High specification
- Resident's gym and concierge
- Available to move-in this year
- Private terrace
- Excellent local transport links (easy access to Kings Cross, the City and West End)

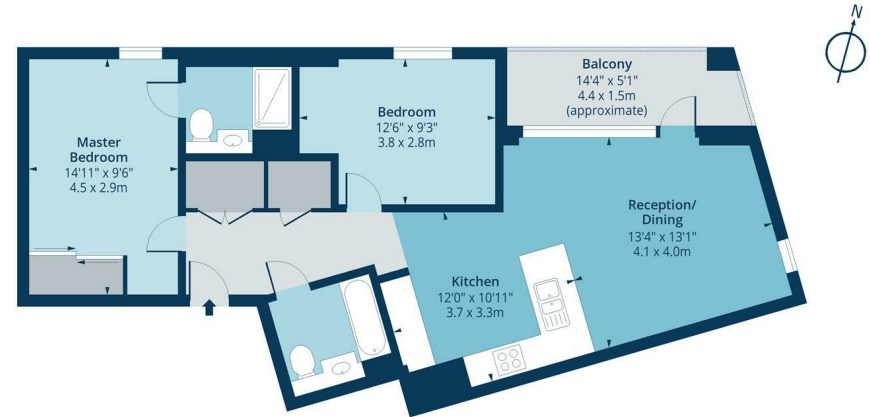
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	D



Floorplan

Alington House, N8

Approx. Gross Internal Area 763 Sq Ft - 70.88 Sq M
Approx. Gross Balcony Area 68 Sq Ft - 6.32 Sq M




Fourth Floor
Floor Area 763 Sq Ft - 70.88 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. Date: 12/9/2024

lpaplus.com

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.