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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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High Street, Hornsey N8

£1,600 FOR SALE

Studio

0 1 1



High Street, Hornsey N8

£1,600 Per

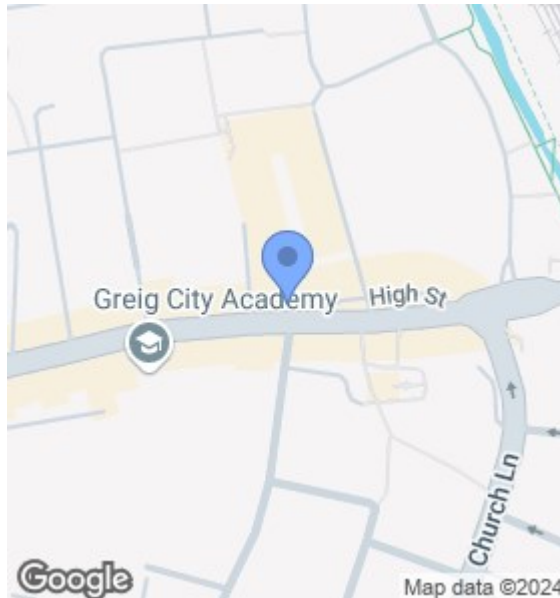
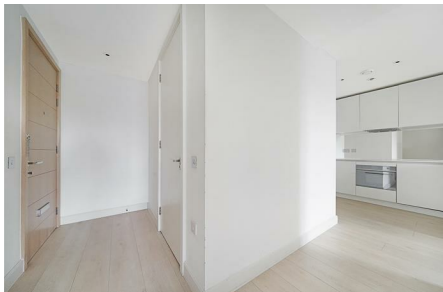
Description

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

Smithfield Square features a number of resident's 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. A huge variety of local amenities are on offer with both Hornsey High Street and Crouch End Broadway within close walking distance. The large green spaces of Alexandra Palace are also close by.

Key Features

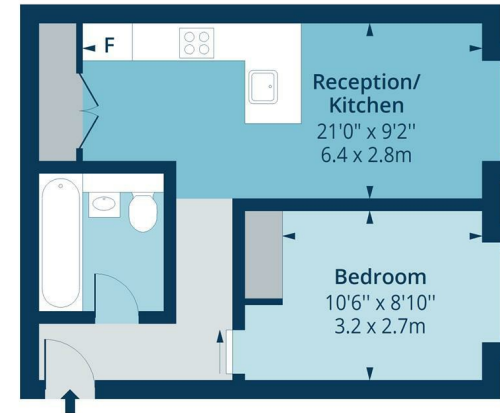
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	C
Council Tax	



Floorplan

Compass Court, N8

Approx. Gross Internal Area 446 Sq Ft - 41.43 Sq M



Second Floor

Floor Area 446 Sq Ft - 41.43 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.
lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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.