

Your local property experts

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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.

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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Beechwood Road, London N8

£1,300 FOR SALE

Studio

0 1 1



Beechwood Road, London N8

£1,300 Per

Description

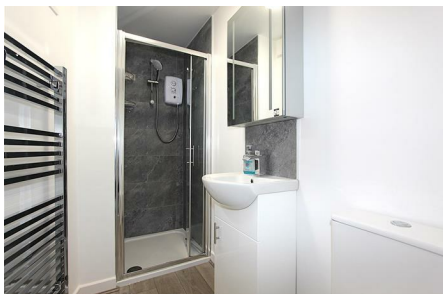
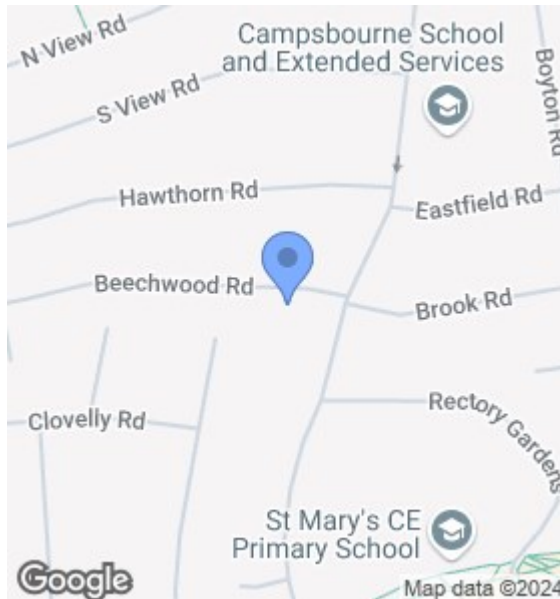
A brand NEWLY REFURBISHED studio flat, set within a uniquely private semi-detached building on Beechwood Road, Hornsey, N8. The property comprises a modern kitchen with breakfast bar, a stylish bathroom, and a generously sized studio space. Ideal for a single professional.

Conveniently located close to the Hornsey high street, with his array of shops, restaurants and pubs and Hornsey train station (10-15 mins from Kings Cross). Alexandra Palace and it's park are just a stones throw away, as well as other local hotspots such as Muswell Hill and Crouch End Broadway.

Key Features


- Newly refurbished throughout
- Private semi-detached building

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



Floorplan

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	70
(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.