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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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Hampden Road, London N8

£400,000 FOR SALE

Apartment - Purpose Built

1 1 1



Hampden Road, London N8

£400,000

Description

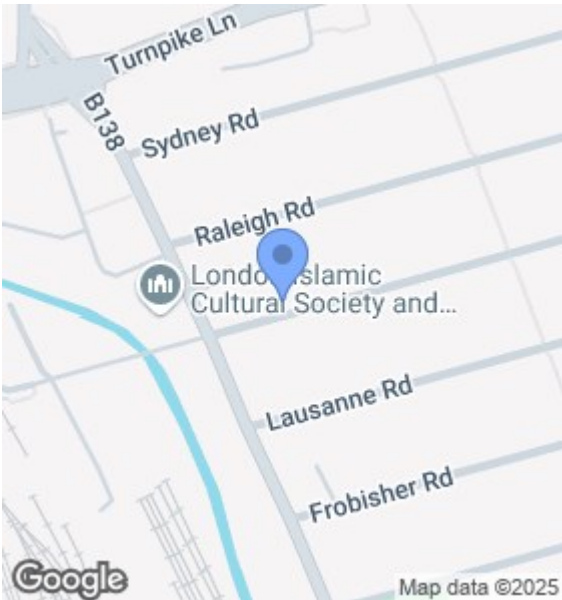
PhilipAlexander are pleased to bring to market this excellently presented one bedroom purpose built apartment, set in Magnus Heights, a next-to-new development on Hampden Road, Hornsey, N8. The property offers a bright open-plan reception room with fully integrated kitchen (and dining space), a private balcony large enough to enjoy with outdoor seating space, a second reception room (which can also be used as a bedroom), a double bedroom, and a generously sized bathroom with both bath and shower facilities.

Magnus Heights is perfectly located to offer a balance of excellent transport links and local amenities. Hornsey train station is opposite, and Turnpike Lane tube is a 5-10 minute walk down Hampden Road. Popular high streets such as Hornsey High Street, Crouch End Broadway, and Harringay Green Lanes are all within walking distance. The green spaces of Alexandra Palace and Priory Park are also nearby.

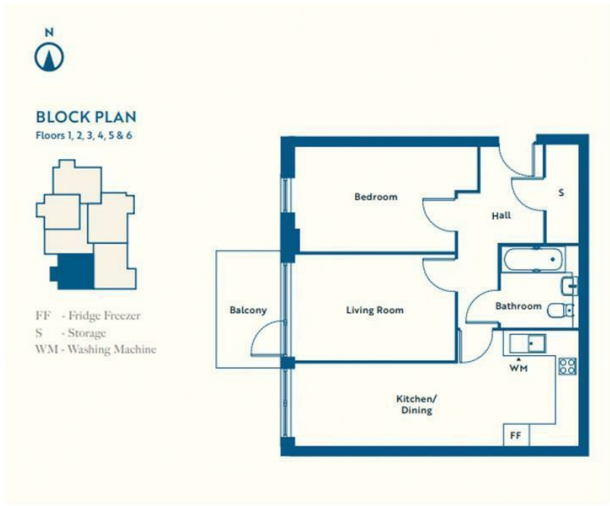
Key Features

- Viewings available from 27th December onwards

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



Floorplan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	
(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.