

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



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thinking local

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Purser Court, Hornsey N8

£450,000 FOR SALE

Apartment - Purpose Built

2 1 2



Purser Court, Hornsey N8

£450,000

Description

CHAIN FREE! PhilipAlexander are delighted to present this luxury two bedroom apartment located in Hornsey's prestigious flag ship development Smithfield Square, N8. This impressive 700 sq. ft. two bedroom, two bathroom apartment is situated on the second floor and boasts a stunning specification including an interior designed kitchen, two luxurious bathrooms, under floor heating and a private balcony. LONG LEASE 980+ YEARS.

Smithfield Square features a private landscaped courtyard on 3 sides as well as a number of residential facilities, including a concierge, and gym. Smithfield Square benefits from being a short walk to Hornsey train station, and Turnpike Lane tube station.

Key Features

- Leasehold 983 years remaining
- Service charge 4000 p.a
- Ground rent 500 p.a
- Council tax band D (Haringey)

Tenure

Lease Expires

Ground Rent

Service Charge

Local Authority

Council Tax

Leasehold

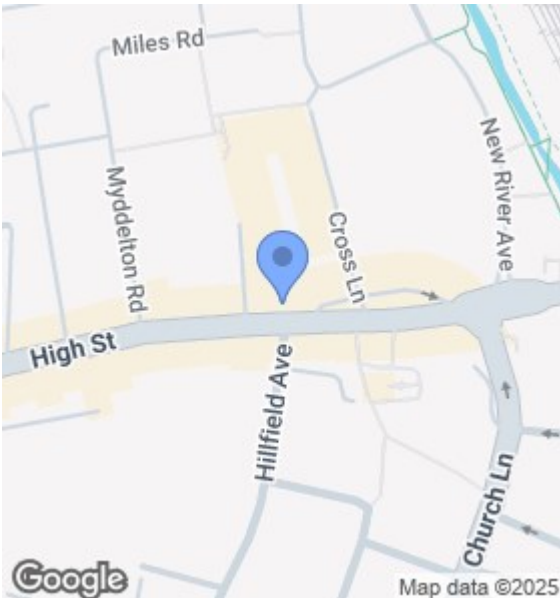
to be confirmed

to be confirmed

to be confirmed

Haringey

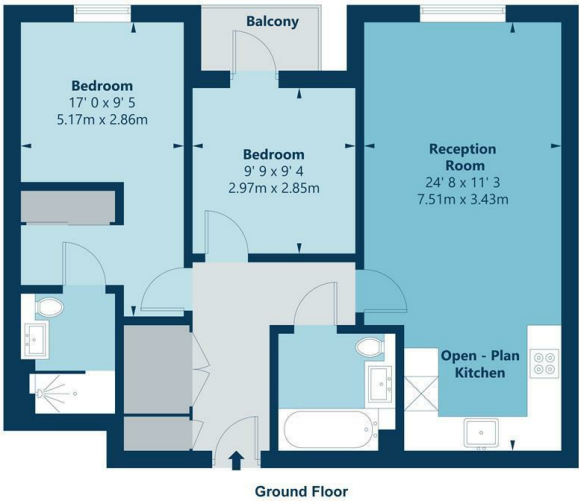
D



Floorplan

Purser Court

Approx. Gross Internal Area 714 Sq Ft - 66.3 Sq M



For Illustrational Purposes Only - Not To Scale
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.