

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



Hampden Road, London N8

£425,000 FOR SALE

Apartment - Purpose Built

1 2 1



Hampden Road, London N8

£425,000

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 is located on the fourth floor (with lift access), and offers a bright open-plan reception room with fully integrated kitchen (and dining space), a large private balcony large enough to enjoy with outdoor seating space, one double bedroom, a separate living room (which could be used as a second double bedroom), storage and a generously sized bathroom with both bath and shower facilities. The apartment comes with an allocated parking space in the secure gated car park, along with access to communal gardens and a children's play area.

Magnus Heights is perfectly located to offer a balance of excellent transport links and local amenities. Hornsey train station is only a 2-minute walk away, providing transport to central London within 20 minutes, and Turnpike Lane Underground station (Piccadilly Line) is just a short 10-minute walk

Key Features

- ONE BEDROOM APARTMENT
- PRIVATE BALCONY
- ALLOCATED PARKING SPACE
- COMMUNAL GARDEN
- FOURTH FLOOR (WITH LIFT)
- HORNSEY STATION 2 MINUTE WALK
- TURNPIKE LANE TUBE STATION 10 MINUTE WALK

Tenure

Lease Expires

Ground Rent

Service Charge

Local Authority

Council Tax

Leasehold

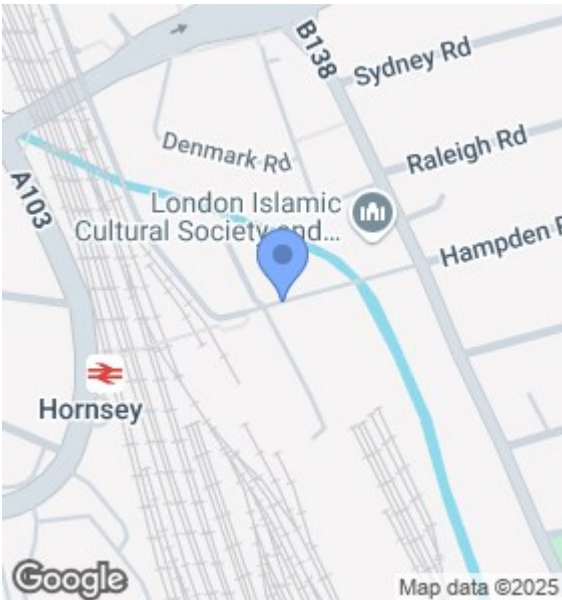
to be confirmed

to be confirmed

to be confirmed

Haringey

D



Floorplan

Magnus Heights

Approx. Gross Internal Area 667 Sq Ft - 62 Sq M

philipalexander
thinking local



Fourth Floor

For Illustrational Purposes Only - Not To Scale
lpaplus.com

EPC

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