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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Quotes taken from independent  
Google reviews 2006 to 2016



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**Hampden Road, London N8**

**£410,000** FOR SALE

*Flat - Purpose Built*

1 1 1



# Hampden Road, London N8

£410,000

## Description

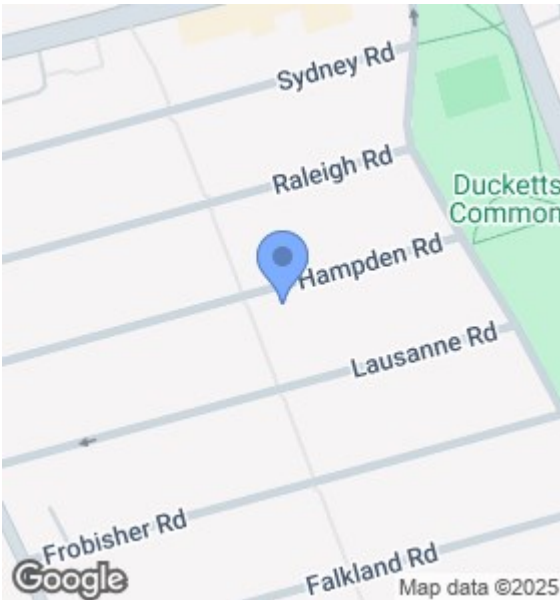
PhilipAlexander are pleased to bring to market this excellently presented one bedroom purpose built apartment, set in Altitude Point, a next-to-new development on Hampden Road, Hornsey, N8. The property offers a bright open-plan reception room with fully integrated kitchen (and dining space), a private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

Altitude Point is conveniently located to offer a balance of great 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

- One Bedroom Flat
- Balcony
- Long Lease
- 0.1 Miles to Hornsey Train Station
- Chain Free

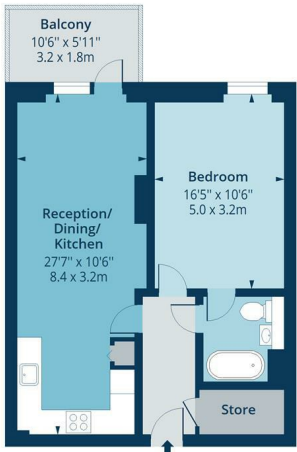
**Tenure** Leasehold  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** to be confirmed  
**Local Authority** Haringey  
**Council Tax**



## Floorplan

### Hampden Road

Approx. Gross Internal Area 597 Sq Ft - 55.46 Sq M  
Approx. Gross Balcony Area 62 Sq Ft - 5.76 Sq M



### Eighth Floor

Floor Area 597 Sq Ft - 55.46 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) <b>A</b>	86	86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.