

# 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](http://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  
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**Alexandra Road, London N10**

**£375,000** FOR SALE

*Maisonette*

2 1 1



Alexandra Road, London N10 £375,000

Description

PhilipAlexander is delighted to present to the market this excellently presented first floor two-bedroom maisonette with private rear 50ft garden. The property comprises of a large living room with separate integrated kitchen, two bright double bedrooms, and a modern bathroom with both bath and shower facilities. Double-glazed windows, hard-wood flooring, and gas central heating throughout and overlooks the prestigious Muswell Hill Golf Club. LEASEHOLD - 97 years remaining.

The property is conveniently located close to Muswell Hill Broadway, providing easy access to the A406 road. New Southgate and Friern Barnet are easily accessible, with some other local hotspots nearby such as Muswell Hill Golf Club, Hollickwood Park, and Alexandra Palace.

Key Features

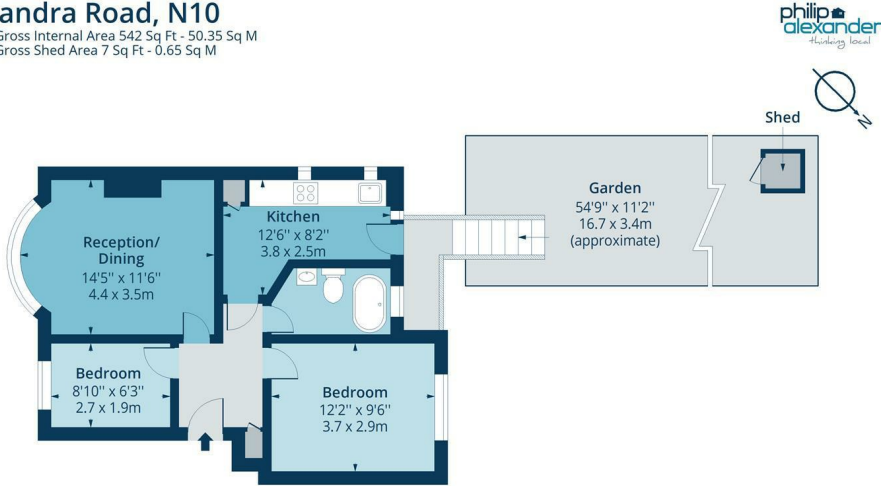
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Barnet
Council Tax	C



Floorplan

Alexandra Road, N10

Approx. Gross Internal Area 542 Sq Ft - 50.35 Sq M  
Approx. Gross Shed Area 7 Sq Ft - 0.65 Sq M



First Floor  
Floor Area 542 Sq Ft - 50.35 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) A			
(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.