

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

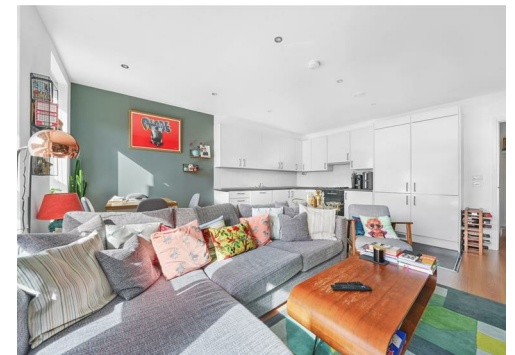


PhilipAlexander Estate Agents
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London N8 7NX

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

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Miles Road, London N8

£510,000 FOR SALE

Flat - Purpose Built

2 1 1



Miles Road, London N8

£510,000

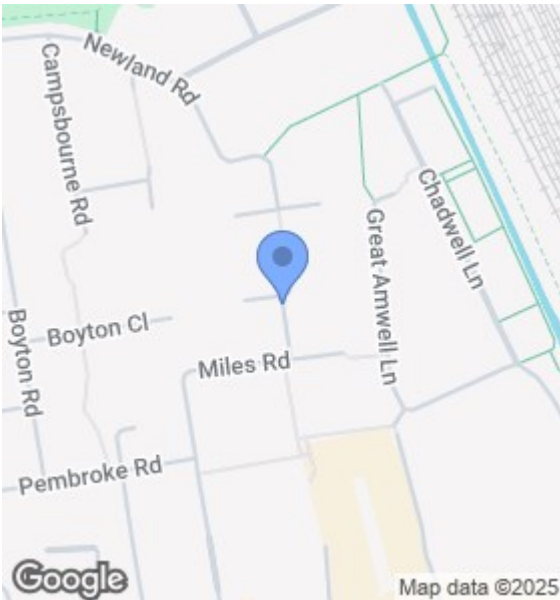
Description

PhilipAlexander are delighted to present this modern two bedroom apartment located in the heart of Hornsey, within a short walk of Hornsey high street, Hornsey train station, local amenities and a large Sainsburys.

This impressive two bedroom apartment boasts a light and airy feel with a high specification which benefits from a bright open-plan kitchen/reception room (with room for dining space), two bedrooms, a modern spacious bathroom, and a private balcony overlooking the communal courtyard.

Key Features

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



Floorplan

Candish Court, N8

Approx. Gross Internal Area 675 Sq Ft - 62.71 Sq M
Approx. Gross Balcony Area 52 Sq Ft - 4.83 Sq M



Third Floor

Floor Area 675 Sq Ft - 62.71 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	86	
(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.