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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

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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020 8342 9444
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Hampden Road, London N8

£450,000 FOR SALE

Flat - Conversion

2 1 1



Hampden Road, London N8

£450,000

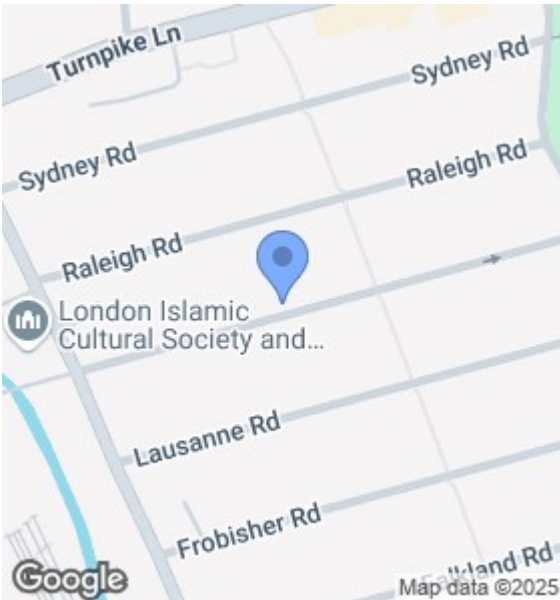
Description

PhilipAlexander are pleased to present to the market this bright and airy two bedroom flat, set on the first floor of a period conversion. Ideal as a first time purchase, the property comprises a good sized reception room with large bay windows (that provide lots of natural light), a separate contemporary semi-integrated kitchen, two bedrooms (one double, one single), and a bathroom with both bath and shower facilities. Double-glazing and gas central heating throughout.

Hampden Road, on the Harringay Ladder, is only five minutes walk from Turnpike Lane tube station and Hornsey train station, as well as plenty of local amenities including Hornsey high street and Haringey Green Lanes.

Key Features

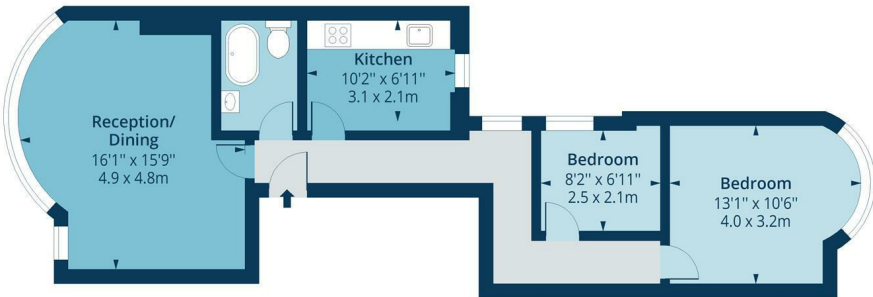
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	



Floorplan

Hampden Road, N8

Approx. Gross Internal Area 637 Sq Ft - 59.18 Sq M



First Floor

Floor Area 637 Sq Ft - 59.18 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.

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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.