# 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

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



PhilipAlexander Estate Agents 52 High Street, Hornsey London N8 7NX

### 020 8342 9444 www.philipalexander.net





Mary Neuner Road, Hornsey N8 £425,000 FOR SALE Apartment - Purpose Built

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Mary Neuner Road, Hornsey N8



£425,000

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#### Floorplan

#### Description

CHAIN FREE! PhilipAlexander are delighted to present this stunning luxury one bedroom apartment, located in Alington House, part of Hornsey's newest prestigious development Alexandra Gate, N8. This impressive apartment is situated on the eighth floor and boasts a stunning specification including a large PRIVATE BALCONY, an interior designed kitchen, double bedroom with built-in wardrobe, and modern bathroom. Under floor heating throughout. Additional benefits included ample storage space in the hallway cupboards.

Alexandra Gate, N8 is located within a short walk of a selection of convenient public transport links; Alexandra Palace, Hornsey train stations and Wood Green, Turnpike Lane tube stations. Onsite facilities include a 24-hour concierge service, resident's pool, gym and spar, crèche and beautiful landscaped gardens and open areas.

#### **Key Features**

Tenure Lease Expires Ground Rent Service Charge Local Authority Haringey **Council Tax** 

Leasehold to be confirmed to be confirmed to be confirmed







#### Certified Property Measurer RICS

ording to RICS IPMS2. Floor plan is for illustrative purp easurements, fixtures, fittings and data shown are an a uses only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown paroximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. lpaplus.com

#### EPC

		Current	Potential
/ery energy efficient - lower running costs			
92 plus) 🗛			
81-91) B		85	85
69-80) C			
55-68) D			
39-54)			
21-38)			
1-20)	G		
lot energy efficient - higher running costs			

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.