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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

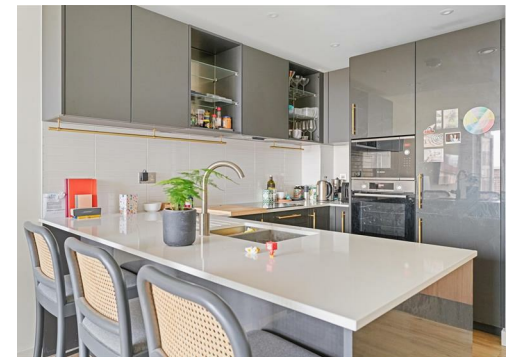


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Mary Neuner Road, Hornsey N8

£425,000 FOR SALE

Apartment - Purpose Built

1 1 1



Mary Neuner Road, Hornsey N8 £425,000

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

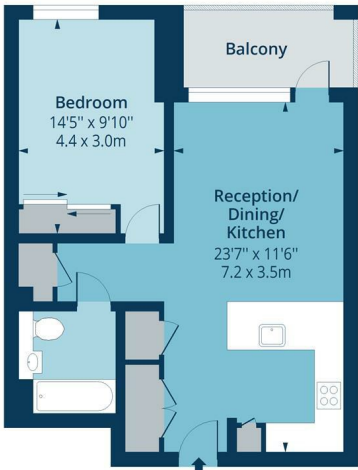
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	



Floorplan

Alington House, N8

Approx. Gross Internal Area 552 Sq Ft - 51.28 Sq M
Approx. Gross Balcony Area 60 Sq Ft - 5.57 Sq M



Eighth Floor

Floor Area 552 Sq Ft - 51.28 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		85	85
(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.