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**Basset Court, Hornsey N8**

**£2,250pcm** FOR SALE

*Apartment - Purpose Built*

2 1 2



# Basset Court, Hornsey N8

£2,250pcm

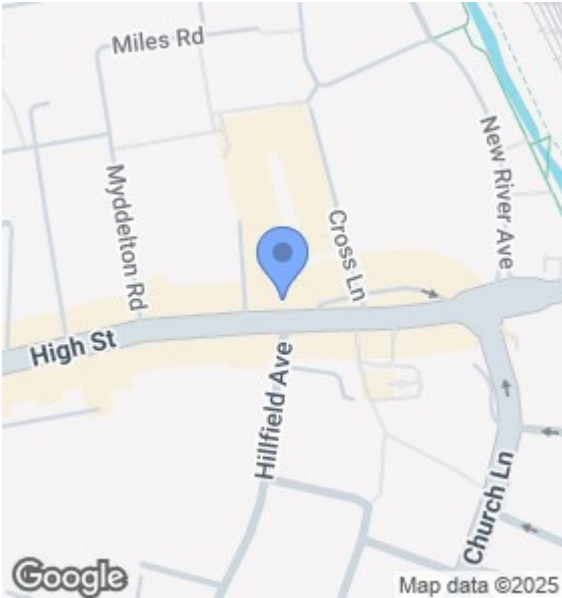
## Description

An excellently presented two bedroom purpose-built apartment, set on the second floor of Basset Court, in Smithfield Square in Hornsey N8. Boasting an impressive 727 sq.ft of living space, the apartment comprises a large open-plan reception room with a fully integrated luxury kitchen, two double bedrooms, and two bathrooms (one en-suite). Additional benefits include generous storage cupboard space, underfloor heating, and beautiful panoramic views from the large private balcony. A secure private underground parking space comes with the apartment, and the block also offers residents a large shared roof terrace.

Smithfield Square features a private landscaped courtyard on three sides as well as a number of residents facilities, including a concierge and gym. Smithfield Square benefits from being a short walk to Hornsey train station, and Turnpike Lane tube station. Crouch End Broadway and Alexandra Palace are also within easy reach.

## Key Features

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



## Floorplan

### Basset Court, High Street, London, N8

Approximate Area = 727 sq ft / 67.5 sq m  
For identification only - Not to scale



## 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.