

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

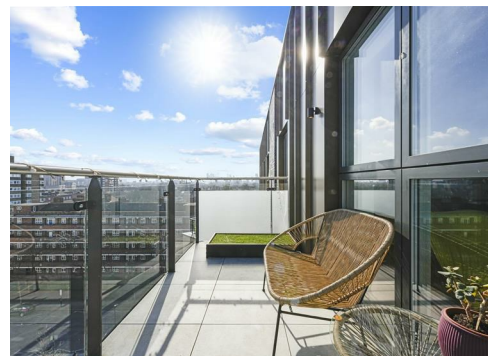


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thinking local

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Matthias Road, London N16

£700,000 FOR SALE

Apartment - Purpose Built

2 1 2



Matthias Road, London N16

£700,000

Description

GUIDE PRICE £700,000- £720,000 Situated on the top floor of a sought-after development in the heart of the city, this exceptional apartment offers the perfect blend of contemporary style and urban convenience. Spanning approximately 839 square feet, the well-designed layout seamlessly connects stylish living spaces to a private balcony, where stunning panoramic views provide a truly tranquil escape.

The property features two generously sized double bedrooms, including a luxurious principal suite with its own elegant en-suite bathroom. Designed with both comfort and sophistication in mind, every aspect of this home showcases modern living at its finest.

Residents can enjoy the beautifully designed rear communal patio, an ideal space for relaxation and social gatherings. Additional benefits include secure


Key Features

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



Floorplan

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(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.