

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



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

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Basset Court, Hornsey N8

£2,250pcm FOR SALE

Apartment - Purpose Built

🛏 2 🚗 1 🚿 2



Basset Court, Hornsey N8

£2,250pcm

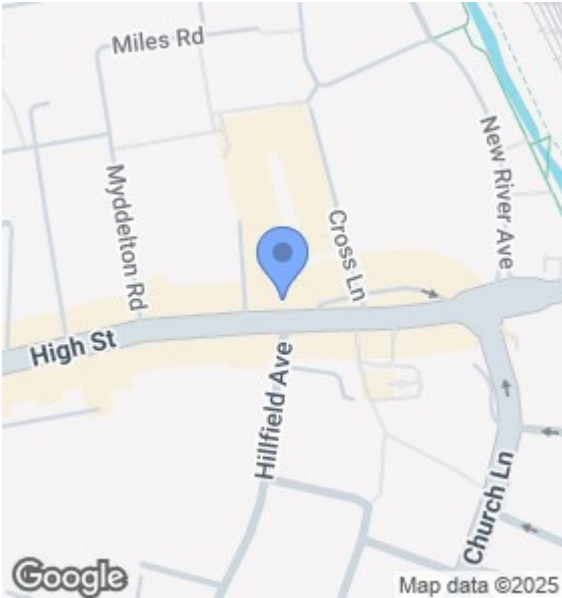
Description

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.