

# 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](http://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](http://www.philipalexander.net)

**philipalexander**  
thinking local



**Casbeard Street, London N4**

**£625,000** FOR SALE

Flat - Purpose Built

2 1 1



Casbeard Street, London N4 £625,000

Description

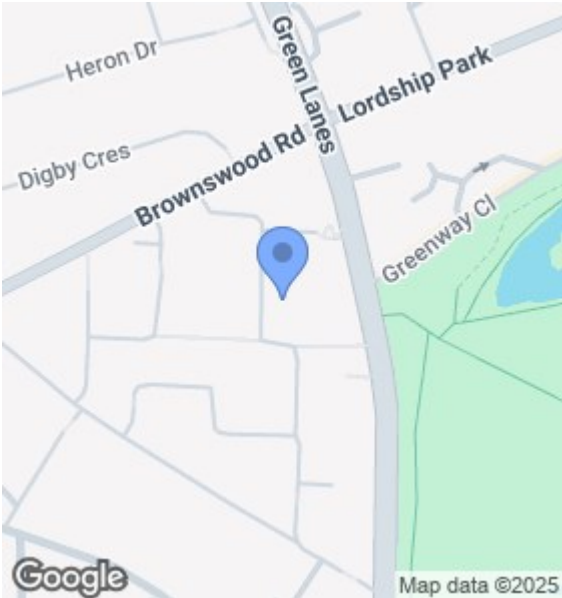
This beautifully presented purpose-build apartment offers contemporary living at its finest, featuring two spacious double bedrooms and a stylish open-plan kitchen/living area that opens out onto a private balcony—perfect for entertaining or unwinding.

The modern kitchen comes fully fitted with high-quality integrated appliances, while the sleek three-piece bathroom suite adds a touch of elegance. Floor-to-ceiling windows throughout the property flood the space with natural light and provide charming views over a well-maintained courtyard, creating a bright and welcoming atmosphere.

Ideal for first-time buyers, this thoughtfully designed home combines comfort, style, and practicality in a desirable development.

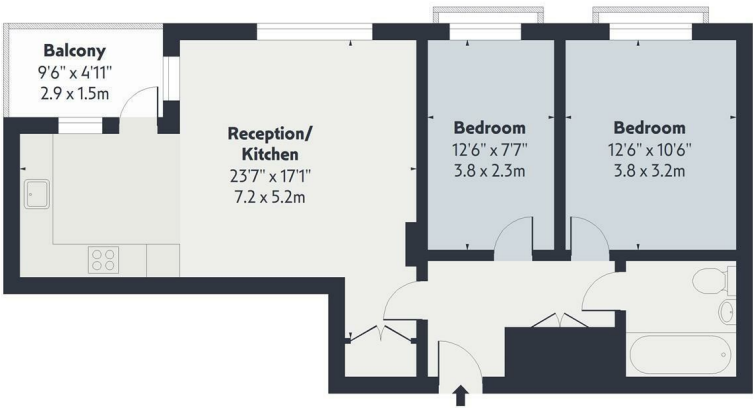
Key Features

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



Floorplan

Radwell Court, N4  
Approx. Gross Internal Area 686 Sq Ft - 63.73 Sq M  
Approx. Gross Balcony Area 47 Sq Ft - 4.37 Sq M



First Floor

Floor Area 686 Sq Ft - 63.73 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 Date: 17/4/2025

EPC

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