

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.



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

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Miles Road, London N8
£535,000 FOR SALE

Apartment - Purpose Built

2 1 1



Miles Road, London N8

£535,000

Description

CHAIN FREE - A bright and spacious modern TWO bedroom apartment that forms part of a purpose built block. It is situated on the top floor and includes a private balcony with very unique stunning views of Alexandra Palace and the surrounding area. Additional benefits include a large open plan reception room with fully integrated kitchen, two good size bedrooms, and a modern bathroom with both bath and shower facilities. PRIVATE UNDERGROUND PARKING SPACE INCLUDED.

The apartment is just a 5-minute walk from Hornsey train station, as well as being a 15-minute walk away from Turnpike Lane tube station (Piccadilly Line) providing easy access into the City. The popular Crouch End Broadway is only a short walk away. The flat also has the advantages of being close to the large green open spaces surrounding Alexandra Palace.

Key Features

- Shared ownership 25%
- Stunning views of Alexandra Palace

Tenure

Leasehold

Leasehold

to be confirmed

Lease Expires

to be confirmed

Ground Rent

to be confirmed

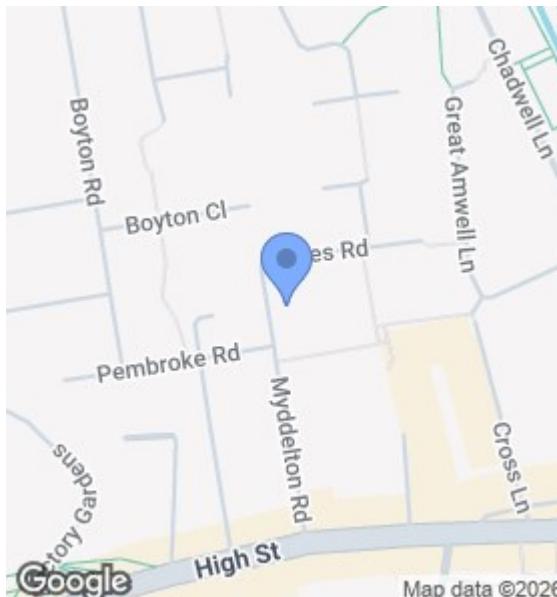
Service Charge

to be confirmed

Local Authority

Haringay

Council Tax



Floorplan

Candish Court, N8

Approx. Gross Internal Area 641 Sq Ft - 59.55 Sq M (Excluding Balcony)
Approx. Gross Internal Area 694 Sq Ft - 64.47 Sq M (Including Balcony)



Sixth Floor

Floor Area 641 Sq Ft - 59.55 Sq M

For Illustrational Purposes Only - Not To Scale
ipaplus.com

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(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.