

# 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



**5 Brook Road, London N8**

**£515,000** FOR SALE

*Apartment - Purpose Built*

2 1 2



# 5 Brook Road, London N8

£515,000

## Description

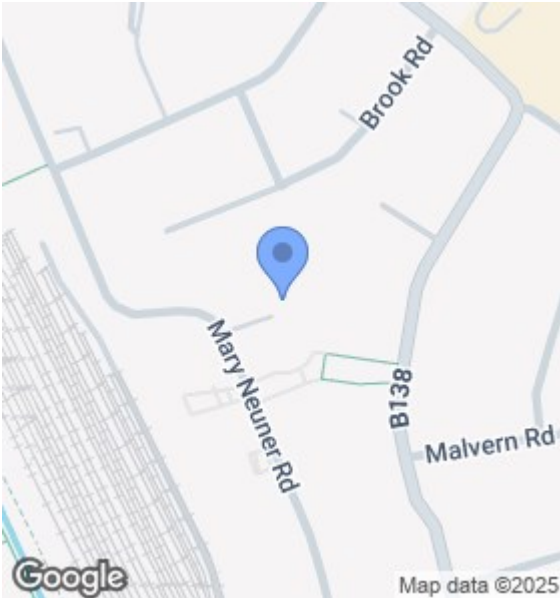
Stunning 2-Bed, 2-Bath Apartment with Private Terrace – Alexandra Gate, N8

A beautifully presented two-bedroom, two-bathroom apartment set within Alexandra Gate – Hornsey's prestigious new luxury development. Designed to a high specification throughout, this modern apartment boasts a private terrace with far-reaching views, high-end finishes, and access to premium residents' facilities.

- Key features include:
- Spacious open-plan living area with floor-to-ceiling windows

## Key Features

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



## Floorplan

### Azure House, N8

Approx. Gross Internal Area 710 Sq Ft - 65.96 Sq M  
Approx. Gross Balcony Area 75 Sq Ft - 6.97 Sq M



### Fifth Floor

Floor Area 710 Sq Ft - 65.96 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

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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.