

# 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



**Hampden Road, London N8**

**£475,000** FOR SALE

*Flat - Purpose Built*

2 1 1



# Hampden Road, London N8

£475,000

## Description

Modern 2 Bedroom Apartment with Balcony Overlooking New River | 50% Shared Ownership or 100% Full Ownership Option | Hornsey N8

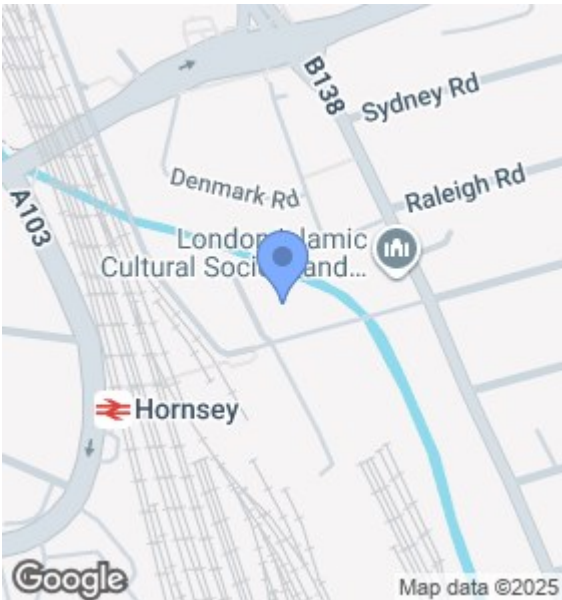
A fantastic opportunity to purchase this stylish two-bedroom apartment located in the heart of Hornsey N8, set within a popular modern development overlooking the New River.

Available on a 50% shared ownership basis, this home also offers the option to purchase 100% of the property, making it ideal for both first-time buyers and those looking to own outright.

## Key Features

- Chain Free

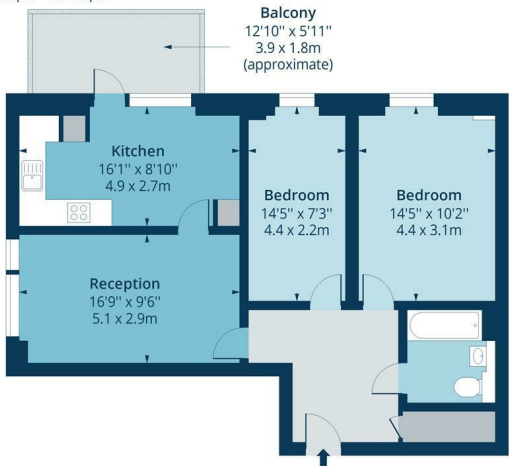
**Tenure** Leasehold  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** to be confirmed  
**Local Authority** Council Tax



## Floorplan

### Magnus Heights, N8

Approx. Gross Internal Area 745 Sq Ft - 69.21 Sq M  
Approx. Gross Balcony Area 74 Sq Ft - 6.87 Sq M



### Third Floor

Floor Area 745 Sq Ft - 69.21 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                                   |  | 87                      | 87        |
| (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.