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Bath House Court, Smithfield Square, Hornsey
£2,250 FOR SALE

Apartment - Purpose Built

2 1 2



Bath House Court, Smithfield £2,250 PCM

Description

A stunning two-bedroom apartment set within the popular Bath House Court, part of the sought-after Smithfield Square development in N8.

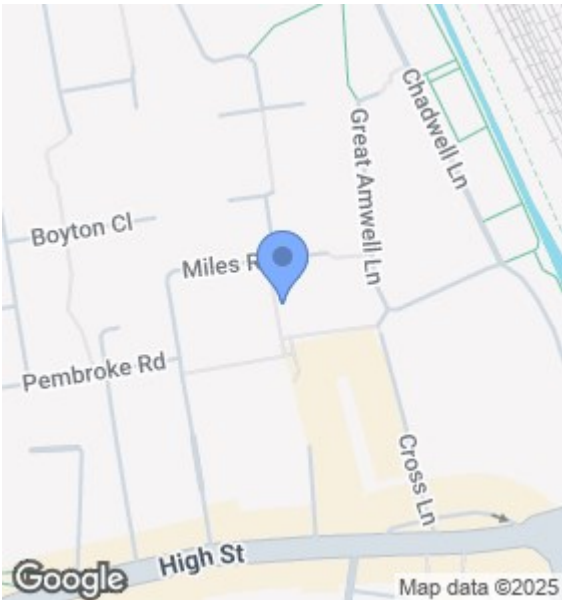
This apartment offers a high-end specification throughout, featuring a bespoke interior-designed kitchen with integrated Smeg appliances, a spacious reception room that opens onto a large private roof terrace, and two stylish bathrooms (including one en-suite). Additional highlights include underfloor heating, access to the residents' gym, and a concierge service.

Perfectly located just moments from the vibrant shops, bars, and restaurants of Hornsey High Street, Bath House Court also offers excellent transport links, with Hornsey Station and Turnpike Lane Underground Station (Piccadilly Line) both within easy walking distance—providing quick and convenient access to central London.

Key Features

- Large private roof terrace
- Two bathrooms (one en suite)
- Open plan kitchen / reception
- Resident's gym and concierge
- Short walk to Crouch End Broadway
- Short walk to Hornsey railway station

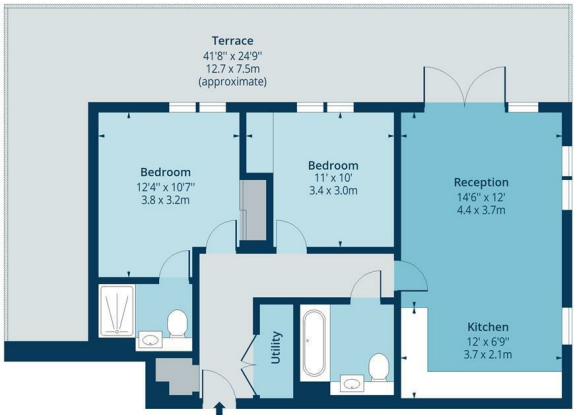
Tenure to be confirmed
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge Haringey
Local Authority D
Council Tax



Floorplan

Bath House Court, N8

Approx. Gross Internal Area 714 Sq Ft - 66.33 Sq M



Third Floor
Floor Area 714 Sq Ft - 66.33 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		84	84
(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.