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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



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Basset Court, Hornsey N8

£2,450 FOR SALE

Apartment - Purpose Built

2 1 2



Basset Court, Hornsey N8

£2,450 Per

Description

A two-bedroom apartment in the highly sought-after Smithfield Square development, located in the heart of Hornsey, N8.

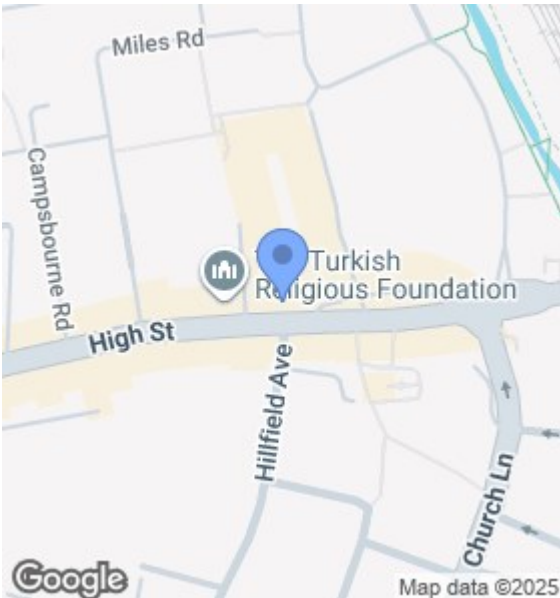
Finished to an exceptional standard, this luxury apartment features a beautifully designed open-plan living space, including a high-spec, fully integrated kitchen with dishwasher. The property offers two spacious double bedrooms, two sleek bathrooms (including an en-suite to the main bedroom), underfloor heating throughout, and a large private balcony boasting some of the best views in the development.

Further benefits include a generously sized underground parking space with access to an electric vehicle charging point.

Key Features

- Generously sized underground parking space with access to an electric vehicle charging point.
- Top floor apartment
- Resident gym and concierge
- Private balcony

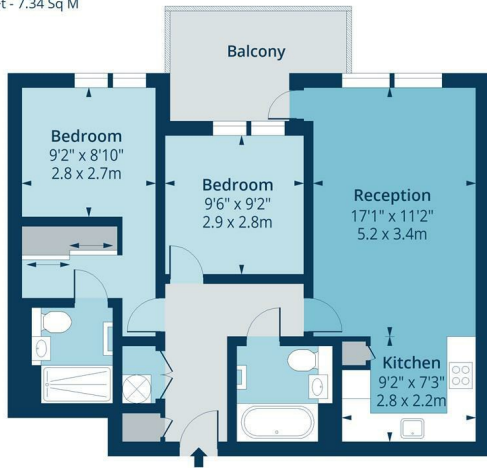
Tenure to be confirmed
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge Haringey
Local Authority C
Council Tax



Floorplan

Basset Court, N8

Approx. Gross Internal Area 705 Sq Ft - 65.49 Sq M
Approx. Gross Balcony Area 79 Sq Ft - 7.34 Sq M




Seventh Floor

Floor Area 705 Sq Ft - 65.49 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		84	84
(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.