

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.

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

philipalexander
thinking local



Miles Road, Hornsey N8

£1,800 FOR SALE

Apartment - Purpose Built

1 1 1



Miles Road, Hornsey N8

£1,800 Per

Description

A luxurious one-bedroom apartment set within the prestigious Smithfield Square development in Hornsey, N8.

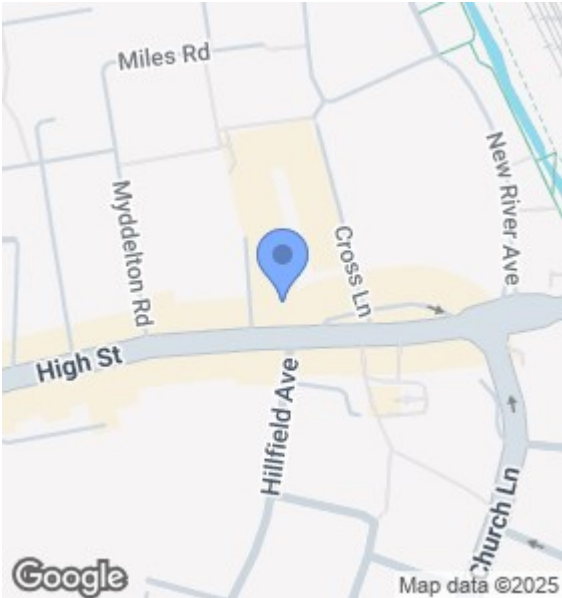
Located on the ground floor, this beautifully presented property offers high-end living with an exceptional specification throughout. Features include a spacious private terrace, a sleek interior-designed kitchen, a contemporary bathroom, and underfloor heating for year-round comfort.

Residents of Smithfield Square enjoy exclusive access to a range of on-site amenities, including a concierge service, fully equipped gym, and secure bicycle storage. Ideally positioned, the development is just a short walk from Hornsey Overground Station and Turnpike Lane Underground Station, providing excellent transport links into central London.

Key Features

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

Floorplan



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.