

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



Somerset Gardens, Tottenham N17

£1,450 FOR SALE

Apartment - Purpose Built

1 1 1



Somerset Gardens, Tottenham N17 £1,450 Per

Description

£1485pcm (or nearest offer considered). A modern one-bedroom apartment ideally located just moments from White Hart Lane station.

This well-presented property features a bright and spacious reception room with a semi open-plan kitchen, creating a comfortable and contemporary living space. The generously sized double bedroom easily accommodates a double bed, bedside tables, wardrobe, and chest of drawers. The bathroom is fitted with a bath and overhead shower, a shower screen, and a heated towel rail.

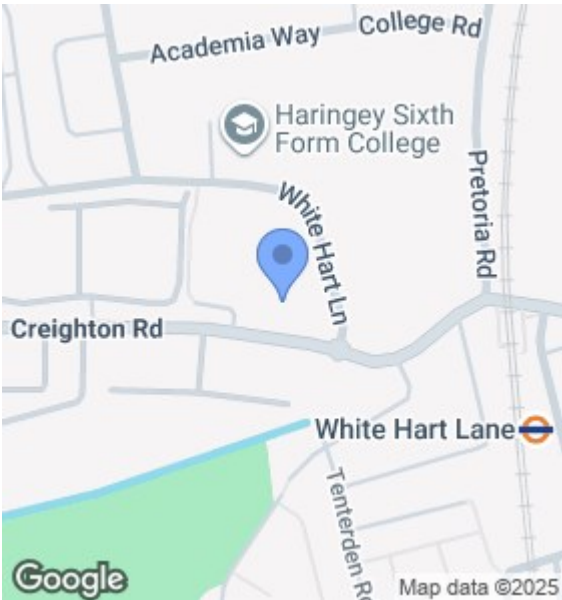
Additional benefits include access to off-street residents' parking and water rates included in the rent.

Perfectly positioned for commuters, the apartment is just a short walk from White Hart Lane station, offering direct trains to London Liverpool Street and easy connections to the Victoria Line via Tottenham Hale.

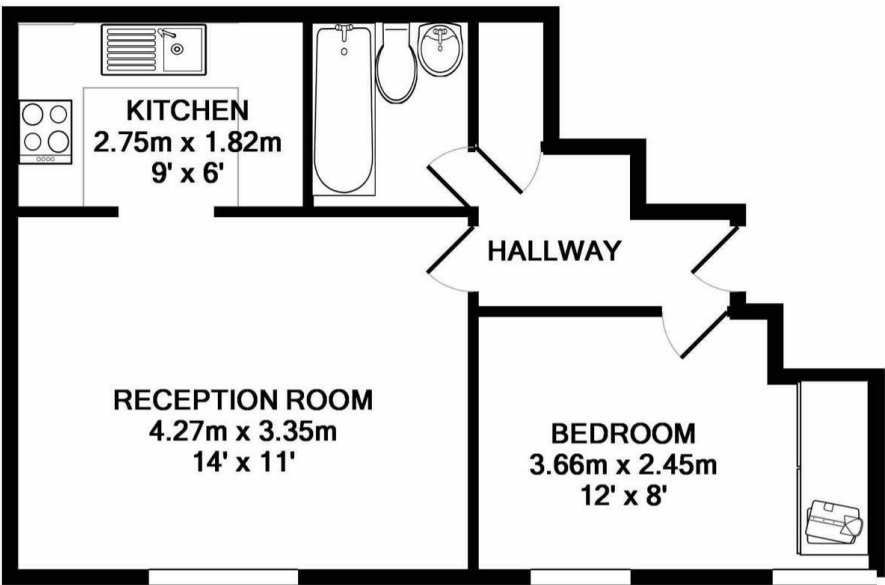
Key Features

- Residents parking
- Close to White Hart Lane station
- Well presented one bedroom apartment

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		
(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.