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faultless service
straightforward
honest a breath of
professional fresh air
accessible
friendly dependable
responsive transparent*

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 philipalexander
thinking local



High Street, Hornsey N8
£375,000 FOR SALE

Apartment - Purpose Built

 1  1  1



High Street, Hornsey N8

£375,000

Description

A Luxury One-Bedroom Apartment with Private Terrace – Smithfield Square, Hornsey, N8

A beautifully presented ground floor apartment set within the prestigious Smithfield Square development in Hornsey, N8.

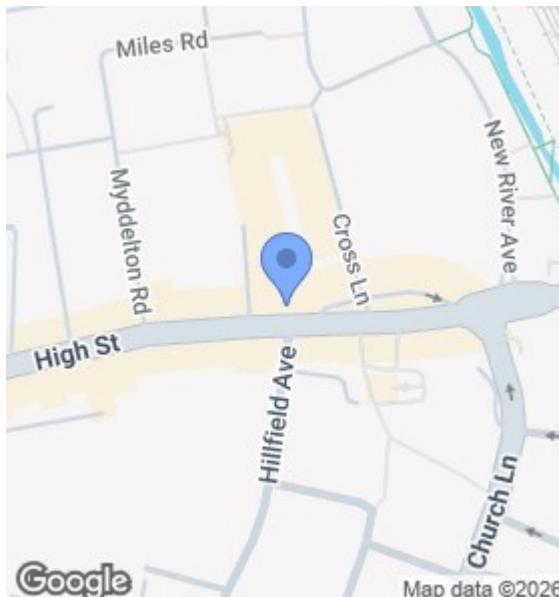
This impressive home offers a high-quality specification throughout, including:

A spacious open-plan reception with an interior-designed kitchen

Key Features

- One bedroom luxury apartment
- Patio garden terrace
- Concierge and gym
- *This property can be made available sooner from around 10th June.

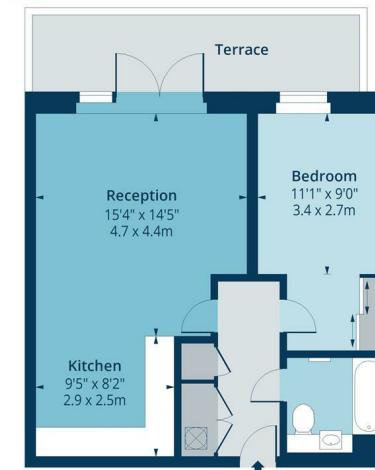
| | |
|------------------------|----------------------|
| Tenure | 980+ years remaining |
| Lease Expires | to be confirmed |
| Ground Rent | £350.00 |
| Service Charge | £3,603.96 |
| Local Authority | Haringey |
| Council Tax | C |



Floorplan

Lang Court, N8

Approx. Gross Internal Area 568 Sq Ft - 52.77 Sq M
Approx. Gross Terrace Area 117 Sq Ft - 10.87 Sq M



Floor Area 568 Sq Ft - 52.77 Sq M



Certified
Property
Measurer

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 and fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 29/02/2025

EPC

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 85 | 85 |
| (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.