

# 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](http://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](http://www.philipalexander.net)

**philipalexander**  
thinking local



**St Marks Close, London EN5**

**£1,700** FOR SALE

*Maisonette*

2 1 1



# St Marks Close, London EN5 £1,700 Per

## Description

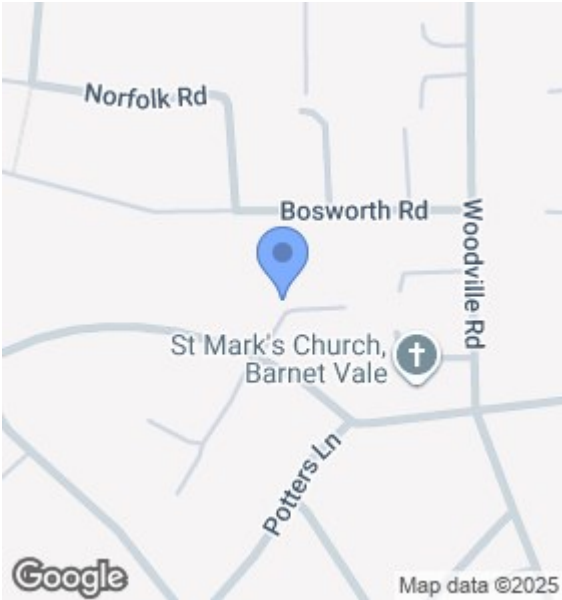
A spacious and well-presented two-bedroom first-floor maisonette, offering comfortable living with access to a shared garden. This bright and airy property features a generously sized reception room, a separate modern kitchen, two well-proportioned bedrooms, and a contemporary bathroom.

Situated on a quiet cul-de-sac in St Marks Close, the home benefits from a peaceful residential setting while being conveniently close to both High Barnet Underground Station (Northern Line) and New Barnet Railway Station, offering excellent transport links. A wide range of local shops, cafes, and amenities are also within easy reach.

## Key Features

- Two bedroom maisonette
- Shared garden
- Separate kitchen

<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Barnet
<b>Local Authority</b>	C
<b>Council Tax</b>	



## Floorplan

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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.