

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



Hampden Road, London N8

£550,000 FOR SALE

Flat - Purpose Built

2 1 2



Hampden Road, London N8

£550,000

Description

Modern 2 Bedroom Apartment with Balcony Overlooking New River

A beautifully presented and spacious 2-bedroom modern apartment, ideally situated in a sought-after development with tranquil views overlooking the New River.

This stylish home features a light-filled open-plan living area that seamlessly connects to a private balcony, perfect for enjoying morning coffee and sunrises with peaceful river views. The contemporary kitchen is fully fitted with integrated appliances, making it ideal for both everyday living and entertaining.

Key Features

- Chain Free
- Allocated Parking Space
- Riverside Views
- Secure Gated Entrance
- Nursey Onsite
- Close to Crouch End Broadway

Tenure

Lease Expires

Ground Rent

Service Charge

Local Authority

Council Tax

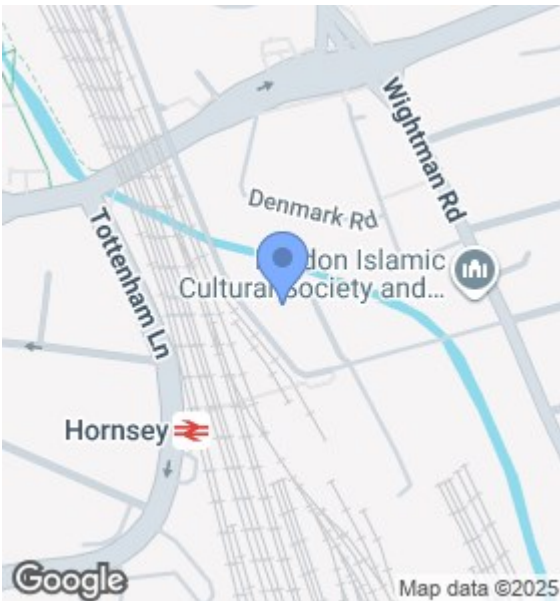
Leasehold

to be confirmed

to be confirmed

to be confirmed

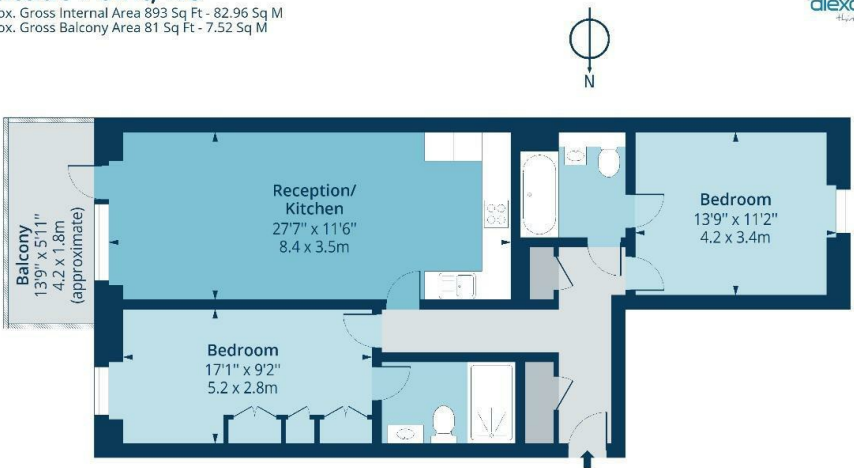
Haringey



Floorplan

Altitude Point, N8

Approx. Gross Internal Area 893 Sq Ft - 82.96 Sq M
Approx. Gross Balcony Area 81 Sq Ft - 7.52 Sq M



Third Floor

Floor Area 893 Sq Ft - 82.96 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			
(81-91) B		87	87
(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.