

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



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thinking local

020 8342 9444
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11a High Street, Hornsey N8
£290,000 FOR SALE

Apartment - Purpose Built

1 1 1



11a High Street, Hornsey N8 £290,000

Description

Stylish One-Bedroom First-Floor Flat in Prime N8 Location

Situated in the heart of Hornsey, this beautifully presented one-bedroom first-floor converted flat offers the perfect blend of character, comfort, and convenience.

Boasting generous proportions and an abundance of natural light, the property features:

A spacious reception room with high ceilings and large sash windows

Key Features

- Tenure

Lease Expires

Ground Rent

Service Charge

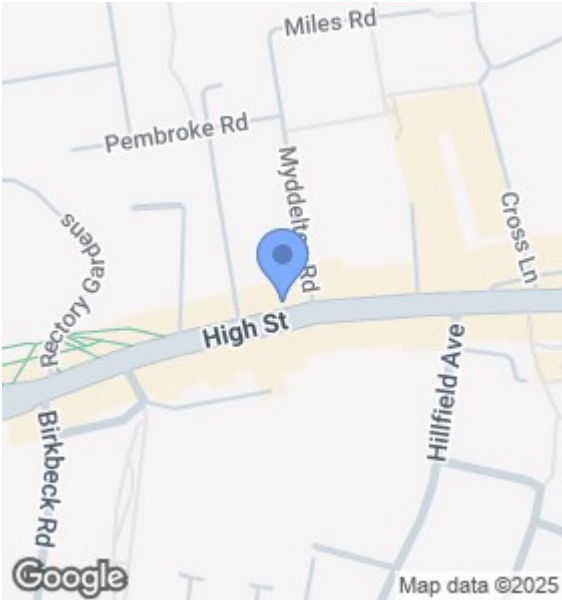
Local Authority

Council Tax
- Share of Freehold

to be confirmed

to be confirmed

to be confirmed



Floorplan

High Street, N8
Approx. Gross Internal Area 513 Sq Ft - 47.66 Sq M



First Floor
Floor Area 513 Sq Ft - 47.66 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		82	82
(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.