

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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philipalexander
thinking local

020 8342 9444
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High Street, Hornsey N8

£1,775 FOR SALE

Apartment - Purpose Built

1 1 1



High Street, Hornsey N8

£1,775 Per

Description

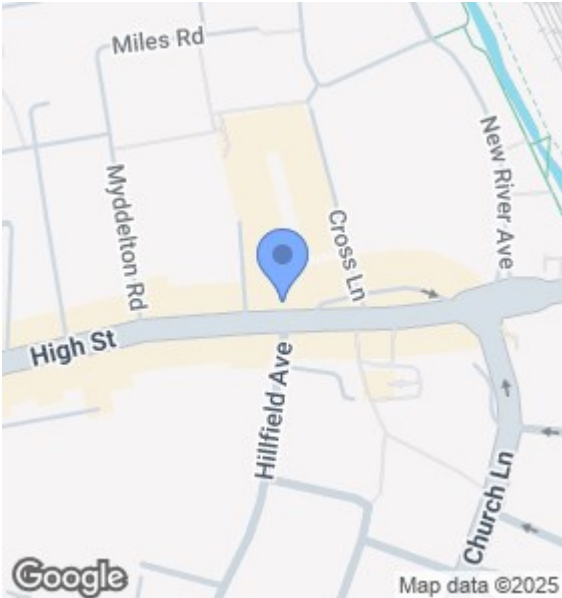
Located within the highly sought-after Smithfield Square development in the heart of Hornsey, this impressive third-floor apartment offers stylish modern living with an exceptional specification throughout.

The property features a large private balcony, an interior-designed kitchen with premium appliances, and a luxurious bathroom finished to a high standard. Enjoy underfloor heating throughout for year-round comfort.

Residents benefit from a range of exclusive on-site amenities, including:

Key Features

Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	C
Council Tax	



Floorplan

Compass Court

Approx. Gross Internal Area 527 Sq Ft - 48.96 Sq M (Excluding Balcony)
Approx. Gross Internal Area 602 Sq Ft - 55.93 Sq M (Including Balcony)



Third Floor

Floor Area 527 Sq Ft - 48.96 Sq M

For Illustrational Purposes Only - Not To Scale
lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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.