

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

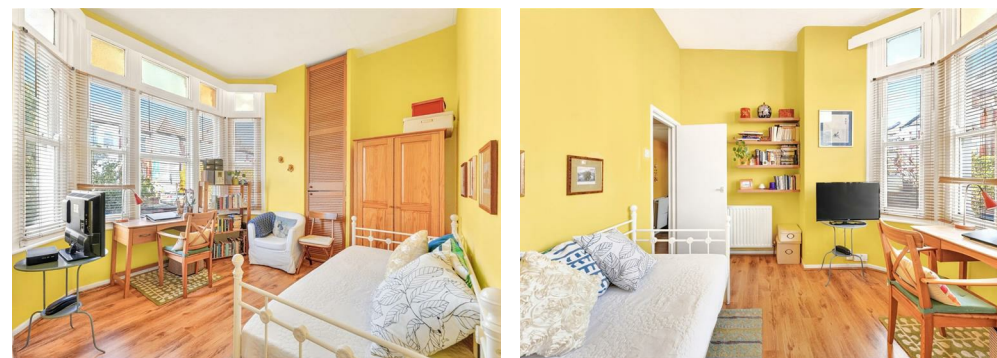
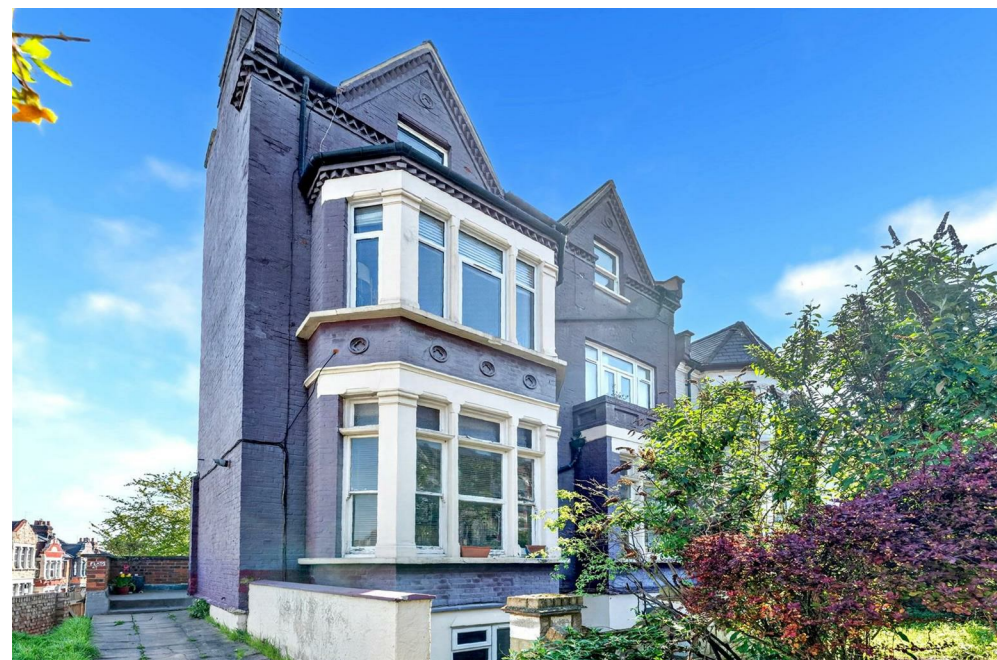


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Wightman Road, Hornsey N4

£230,000 FOR SALE

Studio

0 1 1



Wightman Road, Hornsey N4

£230,000

Description

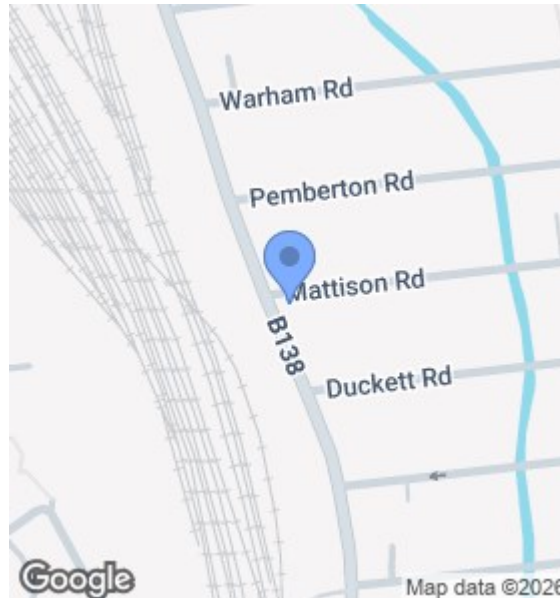
A bright ground floor studio flat in N4, offered chain free with a valuable share of freehold. The property provides a practical layout, good natural light, and easy access to excellent transport links and local amenities. Ideal for first-time buyers, investors, or anyone seeking a low-maintenance London base.

Ground floor studio flat in period building

Share of freehold, offering long-term security and low ongoing costs

Key Features

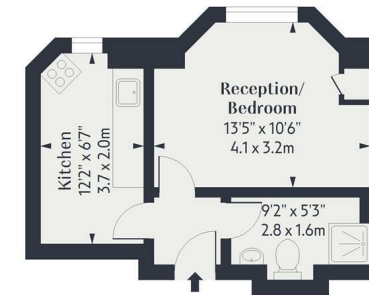
Tenure	Share of Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	B
Council Tax	



Floorplan

Wightman Road N4
Approx. Gross Internal Area 289 Sq Ft - 26.85 Sq M

Philip Alexander



First Floor
Floor Area 289 Sq Ft - 26.85 Sq M

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

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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.