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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

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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

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020 8342 9444
www.philipalexander.net

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Hawthorn Road, N8

£515,000 FOR SALE

Flat - Garden

2 1 1



Hawthorn Road, N8

£515,000

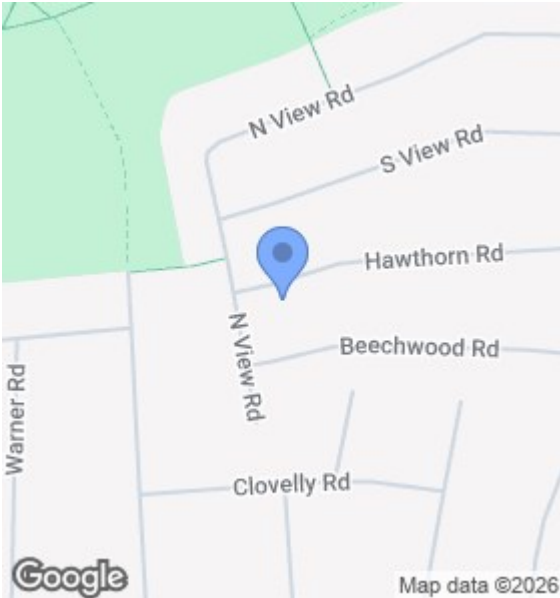
Description

A well-presented and naturally bright two-bedroom purpose-built maisonette offering generous room proportions, its own private garden, and a highly convenient position moments from Hornsey High Street. Sold chain free, the property provides an appealing opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance home in a prime North London location.

The property sits on a quiet residential turning within easy reach of Hornsey Station (direct links to Moorgate), Turnpike Lane Underground (Piccadilly Line), and the vibrant amenities of both Hornsey and Crouch End Broadway. Independent cafés, restaurants, parks, and everyday conveniences are all close by, making this a superbly connected and lifestyle-friendly location.

Key Features

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

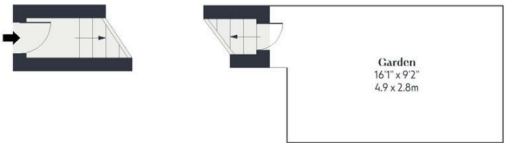
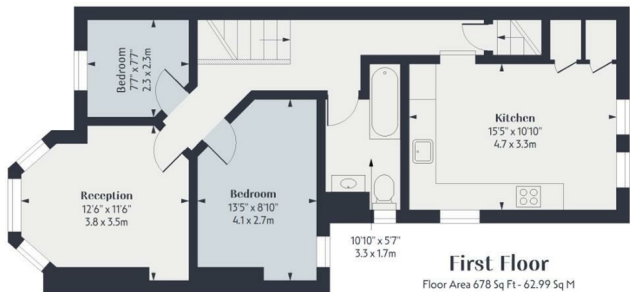


Floorplan

Hawthorne Road

Approx. Gross Internal Area 703 Sq Ft - 65.31 Sq M

Philip
Alexander



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			
(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.