

# Your local property experts

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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](http://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  
[www.philipalexander.net](http://www.philipalexander.net)

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**High Street, Hornsey N8**

**£375,000** FOR SALE

*Apartment - Purpose Built*

1 1 1



# High Street, Hornsey N8

£375,000

## Description

Luxury 1-Bed Apartment with Balcony | Smithfield Square, N8

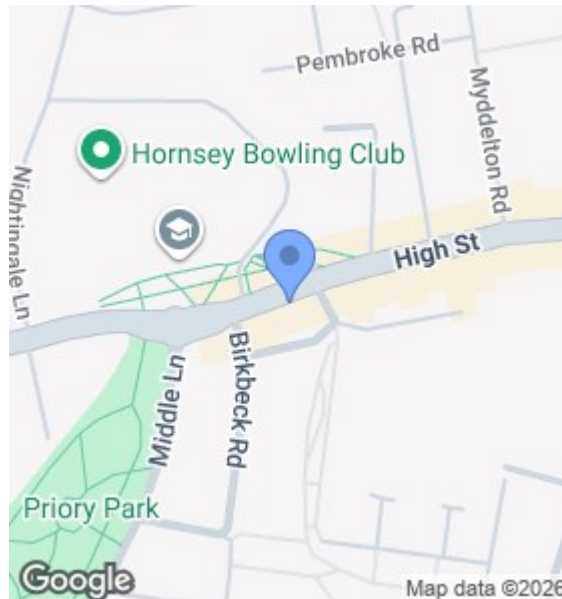
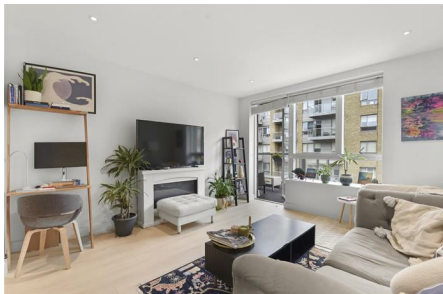
PhilipAlexander are delighted to offer this exceptional one-bedroom apartment set within the sought-after Smithfield Square development in Hornsey, N8. Located on the 4th floor, this stylish home features high-end finishes, a large private balcony, and access to a range of exclusive resident facilities.

### Key Features:

- Spacious open-plan reception with floor-to-ceiling windows
- Contemporary interior-designed kitchen with integrated appliances

## Key Features

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



## Floorplan

### Cooper Court, N8

Approx. Gross Internal Area 602 Sq Ft - 55.93 Sq M  
Approx. Gross Balcony Area 48 Sq Ft - 4.46 Sq M



### Fourth Floor

Floor Area 602 Sq Ft - 55.93 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		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.