

# 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](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



PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

**philipalexander**  
thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

**philipalexander**  
thinking local



**Alington House, Alexandra Gate, Hornsey, N8**  
**£2,350pcm** LET AGREED

*Apartment - Purpose Built*

🛏 2 🚗 1 🚿 2



# Alexandra Gate, N8

£2,350pcm

## Description

A stunning two bedroom, two bathroom apartment located in Hornsey's luxury development, Alexandra Gate, N8. This contemporary apartment is positioned in Allington House and benefits from beautiful views from a private terrace.

Alexandra Gate is ideally located within easy walking distance of excellent transport links, including Alexandra Palace and Hornsey train stations, as well as Wood Green and Turnpike Lane Underground stations, offering swift connections to King's Cross, the City, and the West End.

Residents also benefit from outstanding on-site amenities, including:

## Key Features

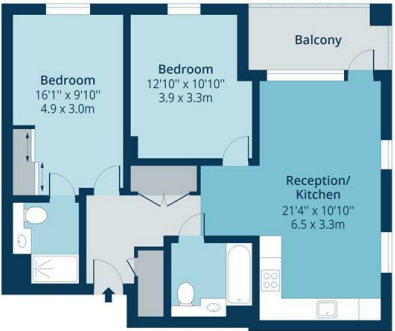
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	D
Council Tax	



## Floorplan

Allington House, N8  
Approx. Gross Internal Area 778 Sq Ft - 72.28 Sq M

philipalexander  
thinking local



Sixth Floor  
Floor Area 778 Sq Ft - 72.28 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		86	86
(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.