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**Miles Road, London N8
£475,000 FOR SALE**

Apartment - Purpose Built

 2  1  1

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

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Miles Road, London N8

£475,000

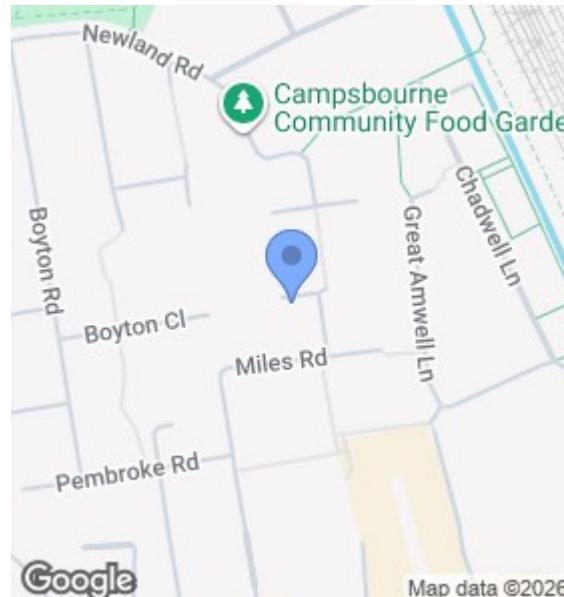
Description

Stunning Chain-Free 2 Bedroom Modern Apartment – Hornsey, N8 7FR
A beautifully presented and chain-free two-bedroom modern flat set within a sought-after contemporary development in the heart of Hornsey, N8. This stylish home offers bright, well-proportioned rooms and a high-quality finish throughout, making it an ideal purchase for first-time buyers, downsizers, or investors.

The property features a spacious open-plan living and dining area with floor-to-ceiling windows, a sleek fully-integrated kitchen, and direct access to a private balcony. Both bedrooms are generously sized, with the principal bedroom benefiting from built-in storage. A modern family bathroom and ample hallway storage complete the internal layout.

Key Features

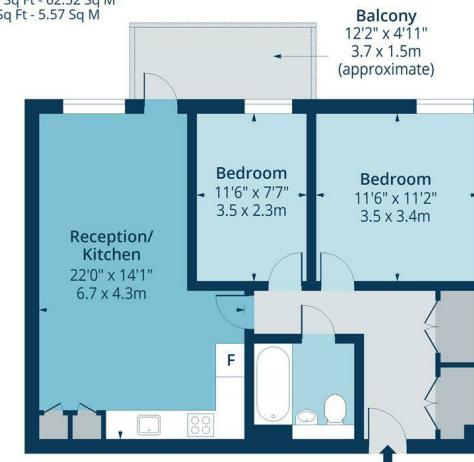
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	D



Floorplan

Candish Court, N8

Approx. Gross Internal Area 673 Sq Ft - 62.52 Sq M
Approx. Gross Balcony Area 60 Sq Ft - 5.57 Sq M



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Second Floor

Floor Area 673 Sq Ft - 62.52 Sq M



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.
lpaplus.com

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(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.