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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
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020 8342 9444
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High Street, Hornsey N8

£570,000 FOR SALE

Apartment

2 1 2



High Street, Hornsey N8

£570,000

Description

An exceptional modern two-bedroom apartment situated on the second floor of the highly sought-after Smithfield Square development. Generously sized at over 1,000 sq ft and presented in immaculate condition throughout, this stylish home offers contemporary living in one of North London's most vibrant locations.

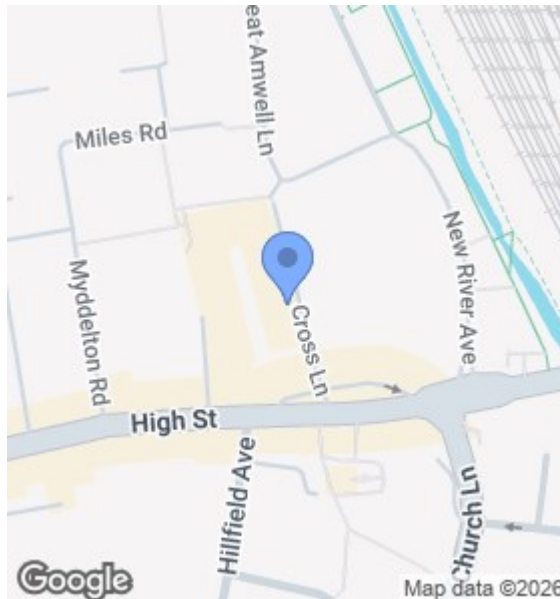
Key Features

Spacious open-plan living and dining area with floor-to-ceiling windows

Sleek, fully fitted modern kitchen with integrated appliances

Key Features

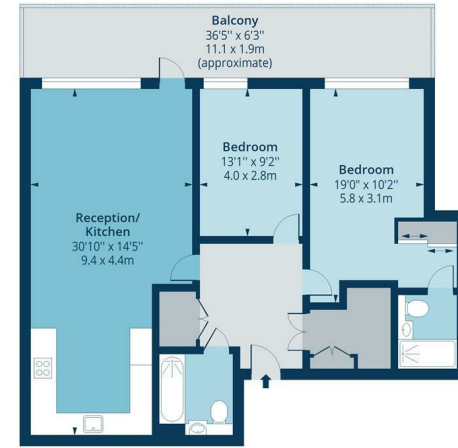
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	0
Council Tax	



Floorplan

Compass Court, N8

Approx. Gross Internal Area 1021 Sq Ft - 94.85 Sq M
Approx. Gross Balcony Area 227 Sq Ft - 21.09 Sq M




Second Floor
Floor Area 1021 Sq Ft - 94.85 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.