

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

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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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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High Street, Hornsey N8

£525,000 FOR SALE

Apartment

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High Street, Hornsey N8

£525,000

Description

Set within the highly sought-after Smithfield development in the heart of Hornsey, this beautifully presented modern two-bedroom apartment offers contemporary living in a prime North London location. Benefiting from chain-free availability, the property features a bright open-plan living space, high-quality finishes throughout, and excellent energy-efficient design. With the added advantage of allocated parking and a dedicated EV charging point, this home is ideal for buyers seeking convenience, style, and future-ready amenities.

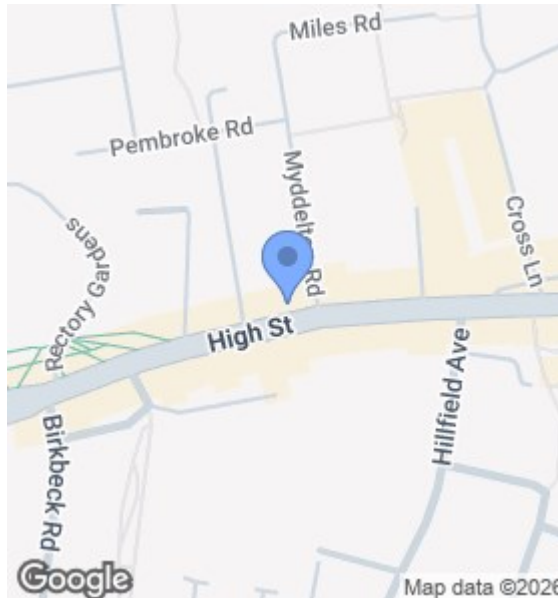
Residents enjoy well-maintained communal areas, secure entry systems, and close proximity to Hornsey Station, Crouch End's vibrant high street, and green open spaces. Perfect for first-time buyers, downsizers, or investors looking for a turnkey property in a thriving neighbourhood.

Key Features

- Two bedroom apartment
- Two bathrooms
- Private balcony
- Underground parking space
- Concierge and Gym

Tenure

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



Floorplan

Hamlet Court N8

Approx. Gross Internal Area 778 Sq Ft - 72.28 Sq M
Approx. Gross Balcony Area 54 Sq Ft - 5.02 Sq M

Philip Alexander



Third 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.

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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.