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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



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020 8342 9444
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

A Luxury One-Bedroom Apartment with Private Terrace – Smithfield Square, Hornsey, N8

A beautifully presented ground floor apartment set within the prestigious Smithfield Square development in Hornsey, N8.

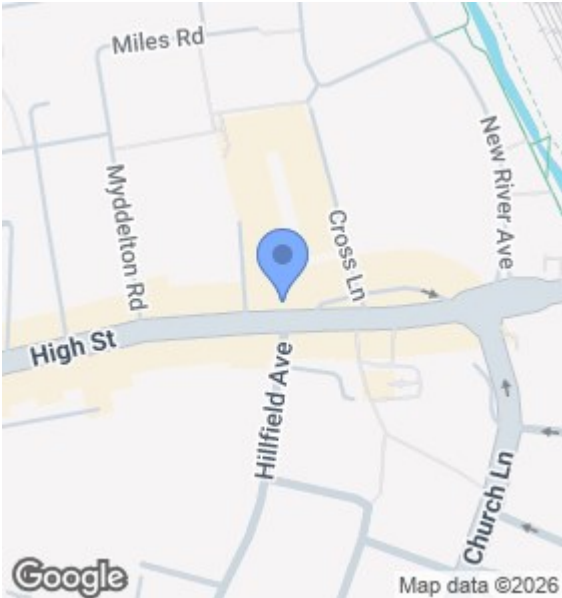
This impressive home offers a high-quality specification throughout, including:

A spacious open-plan reception with an interior-designed kitchen

Key Features

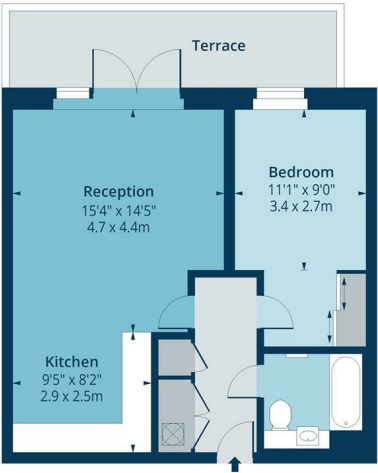
- One bedroom luxury apartment
- Patio garden terrace
- Concierge and gym
- *This property can be made available sooner from around 10th June.

Tenure 980+ years remaining
Lease Expires to be confirmed
Ground Rent £350.00
Service Charge £3,603.96
Local Authority Haringey
Council Tax C



Floorplan

Lang Court, N8
Approx. Gross Internal Area 568 Sq Ft - 52.77 Sq M
Approx. Gross Terrace Area 117 Sq Ft - 10.87 Sq M



Floor Area 568 Sq Ft - 52.77 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.
Date: 29/9/2025
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			
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.