

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

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

philipalexander
thinking local



High Street, Hornsey N8

£525,000 FOR SALE

Apartment

🛏 2 🛋 1 🚗 2



High Street, Hornsey N8

£525,000

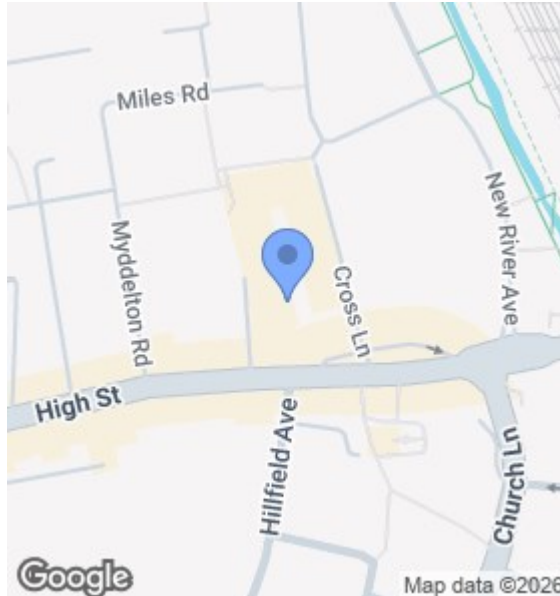
Description

CHAIN FREE! An excellently presented interior designed two bedroom purpose-built apartment, set on the TOP FLOOR floor of Purser Court, in the Smithfield Square development in Hornsey N8. Boasting an impressive 713 sq.ft of living space, the apartment comprises a large open-plan reception room with a fully integrated luxury kitchen (including full size dishwasher), two double bedrooms (with fitted wardrobes), and two bathrooms (one en-suite). Additional benefits include generous storage cupboard space, underfloor heating, and beautiful panoramic views of Alexandra Palace from the large private balcony. A secure private underground parking space that comes with the apartment. LONG LEASE 990+ YEARS.

Smithfield Square features a private landscaped courtyard on three sides as well as a number of residents facilities, including a concierge and gym. Smithfield Square benefits from being a short walk to Hornsey train station, and Turnpike Lane tube station. Crouch End Broadway and Alexandra Palace are also within easy reach.

Key Features

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

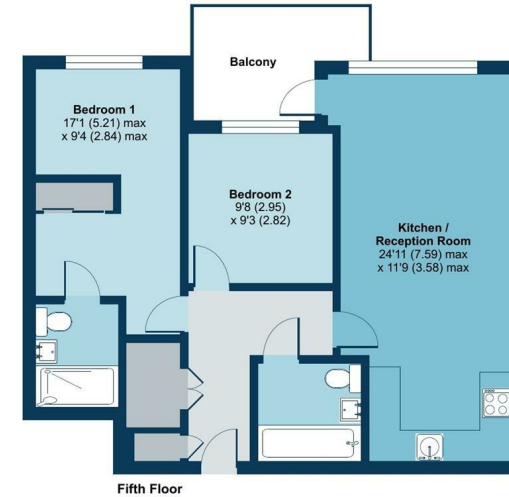


Floorplan

Purser Court, Smithfield Square, Hornsey, N8

Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vinhcom 2024. Produced for Philip Alexander Estate Agents. REF: 1076606

EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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.