

# 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](http://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



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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

PhilipAlexander are delighted to present this luxury one-bedroom apartment set within Smithfield Square, one of Hornsey's most sought-after modern developments.

Situated on the second floor, the property is finished to an exceptional standard throughout and features a generous private balcony, a sleek interior-designed kitchen, a stylish contemporary bathroom and underfloor heating.

Residents benefit from a range of high-quality on-site amenities including a concierge service, residents' gym and secure bicycle storage. The development is superbly located within easy walking distance of both Hornsey mainline station and Turnpike Lane Underground station, providing

### Key Features

- Gym and concierge service
- Private balcony
- Communal gardens
- High specification

### Tenure

Leasehold

### Lease Expires

to be confirmed

### Ground Rent

to be confirmed

### Service Charge

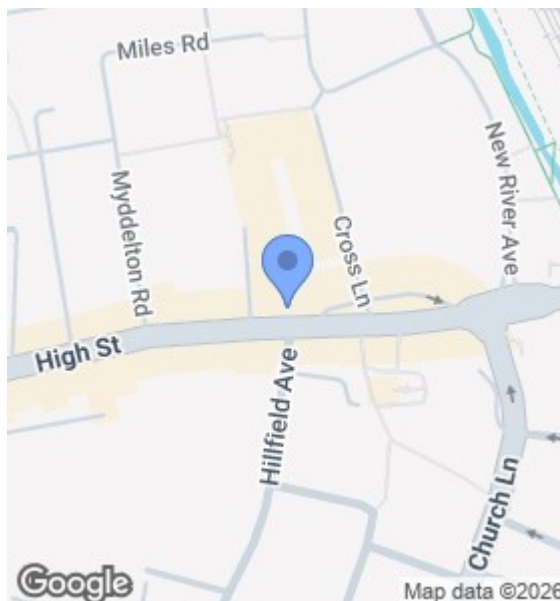
to be confirmed

### Local Authority

Haringey

### Council Tax

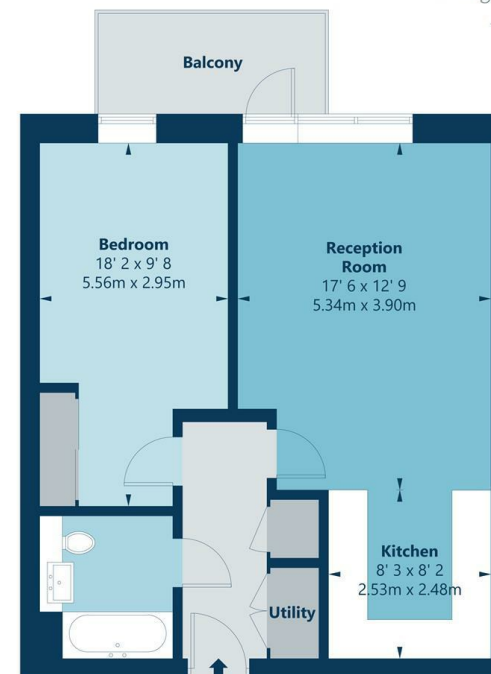
C



### Floorplan

#### Cooper Court

Approx. Gross Internal Area 585 Sq Ft - 54.4 Sq M



For Illustrational Purposes Only - Not To Scale  
ipaplus.com

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.