

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



Miles Road, London N8

£450,000 FOR SALE

Apartment - Purpose Built

🛏️ 2 🚗 1 🚿 1



Miles Road, London N8

£450,000

Description

Stunning Chain-Free 2 Bedroom Modern Apartment – Hornsey, N8 7FR

A beautifully presented and chain-free two-bedroom modern flat set within a sought-after contemporary development in the heart of Hornsey, N8. This stylish home offers bright, well-proportioned rooms and a high-quality finish throughout, making it an ideal purchase for first-time buyers, downsizers, or investors.

The property features a spacious open-plan living and dining area with floor-to-ceiling windows, a sleek fully-integrated kitchen, and direct access to a private balcony. Both bedrooms are generously sized, with the principal bedroom benefiting from built-in storage. A modern family bathroom and ample hallway storage complete the internal layout.

Key Features

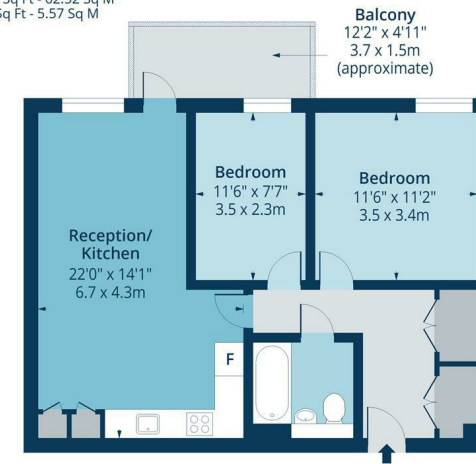
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	D



Floorplan

Candish Court, N8

Approx. Gross Internal Area 673 Sq Ft - 62.52 Sq M
Approx. Gross Balcony Area 60 Sq Ft - 5.57 Sq M



Second Floor

Floor Area 673 Sq Ft - 62.52 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.