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*straightforward*  
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*professional* *fresh air*  
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Google reviews 2006 to 2016



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**High Street, London N8**

**£375,000** FOR SALE

*Apartment - Purpose Built*

1 1 1



# High Street, London N8

£375,000

## Description

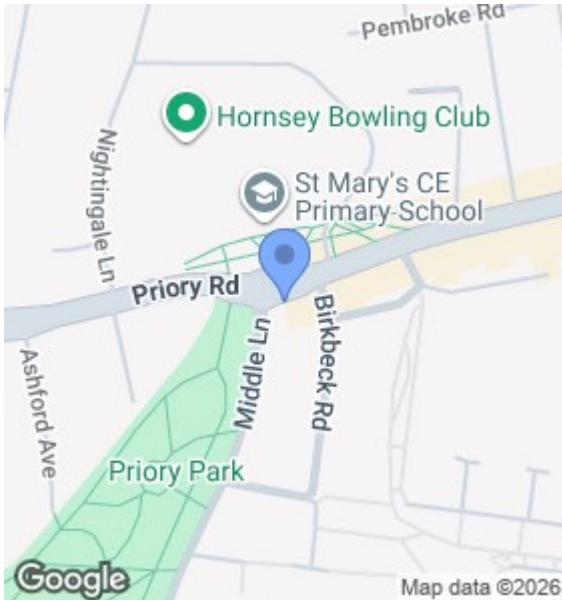
Modern 1-Bedroom Apartment – Cooper Court, N8

Set within the sought-after Cooper Court development in the heart of Hornsey, this beautifully presented one-bedroom apartment offers contemporary living just moments from an array of local amenities, green spaces, and excellent transport links.

Boasting a stylish open-plan living and kitchen area, the apartment features high-spec integrated appliances, sleek cabinetry, and ample natural light from floor-to-ceiling windows. The spacious double bedroom includes fitted wardrobes, while the modern bathroom is finished with quality fixtures and a clean, minimalist design.

## Key Features

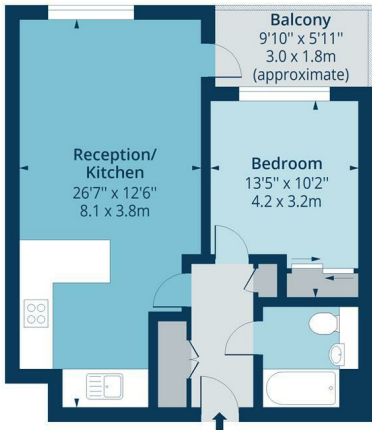
Tenure	Leasehold
Lease Expires	980+ years remaining
Ground Rent	£350.00
Service Charge	£3,200.00
Local Authority	Haringey
Council Tax	



## Floorplan

### Cooper Court, N8

Approx. Gross Internal Area 543 Sq Ft - 50.50 Sq M  
Approx. Gross Balcony Area 55 Sq Ft - 5.11 Sq M



### Second Floor

Floor Area 543 Sq Ft - 50.50 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		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.