

# Your local property experts

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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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**Hillfield Avenue, London N8**

**£525,000 FOR SALE**

*Flat - Purpose Built*

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PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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## Hillfield Avenue, London N8

£525,000

### Description

OFF STREET PARKING AND PATIO / GARDEN! PhilipAlexander are delighted to present this two double-bedroom apartment. Located on the ground floor with direct access to own patio and secluded, communal front gardens. Ideally located for the highly Ofsted rated Rokesly Primary School and within a short walk of Crouch End's vibrant Broadway.

Further comprising separate kitchen, bathroom and reception room with private off-street parking.

The property will be sold on a chain free basis.

### Key Features

- GROUND FLOOR
- TWO BEDROOM FLAT
- PARKING SPACE
- PATIO AREA WITH ACCESS FROM LIVING ROOM

#### Tenure

Leasehold

#### Lease Expires

to be confirmed

#### Ground Rent

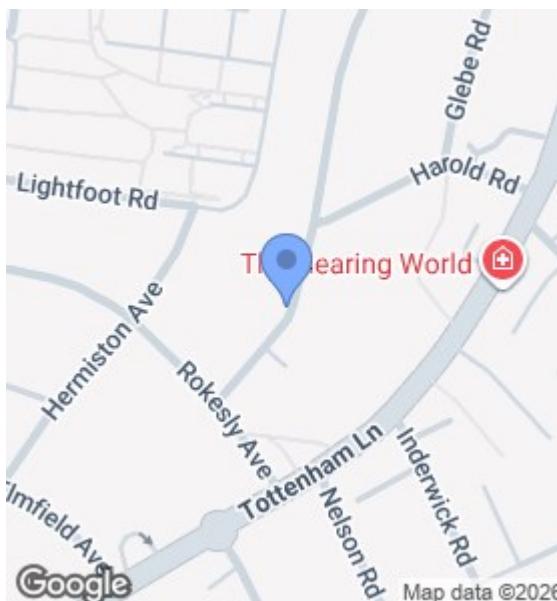
to be confirmed

#### Service Charge

to be confirmed

#### Local Authority

Council Tax



### Floorplan

#### Medici Court, N8

Approx. Gross Internal Area 656 Sq Ft - 60.94 Sq M

Approx. Gross Balcony Area 58 Sq Ft - 5.39 Sq M



#### Ground Floor

Floor Area 656 Sq Ft - 60.94 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		
(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.