

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



Hillfield Avenue, London N8

£525,000 FOR SALE

Flat - Purpose Built

2 1 1



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		58	
(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.