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professional fresh air
accessible
friendly dependable
responsive transparent*

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High Street, London N8
£375,000 FOR SALE

Apartment - Purpose Built

 1  1  1

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

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High Street, London N8

£375,000

Description

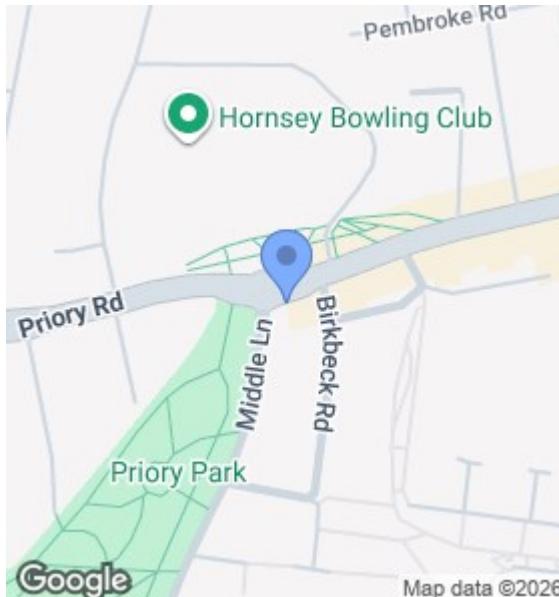
Modern 1-Bedroom Apartment – Cooper Court, N8

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	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
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



Certified
Property
Measure

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	84	84
(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.