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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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High Street, Hornsey N8

£2,400 FOR SALE

Apartment - Purpose Built

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High Street, Hornsey N8

£2,400 Per

Description

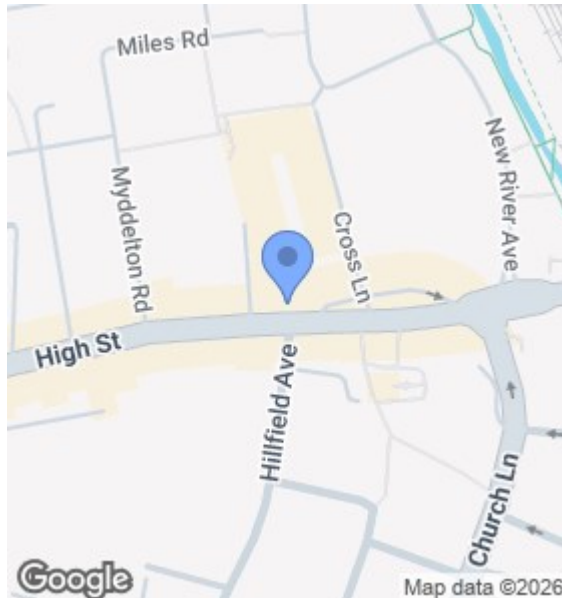
A beautifully presented two-bedroom apartment set within the highly sought-after Smithfield Square, N8.

Positioned on the second floor, this exceptional home offers contemporary living with a premium finish throughout. The apartment features a thoughtfully designed kitchen, two sleek and modern bathrooms, and the added comfort of underfloor heating.

A standout feature is the generous private terrace, enjoying a desirable south-east aspect—ideal for morning light and outdoor entertaining. The property also benefits from a secure underground parking space, complete with an EV charging point.

Key Features

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



Floorplan

Purser Court N8

Approx. Gross Internal Area 733 Sq Ft - 68.10 Sq M
Approx. Gross Terrace Area 189 Sq Ft - 17.56 Sq M

Philip
Alexander



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.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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.