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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

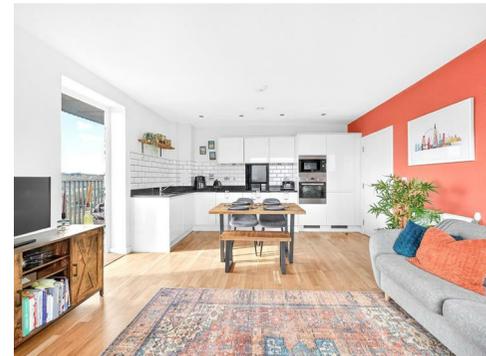


PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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020 8342 9444  
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## Hampden Road, London N8

**£565,000** FOR SALE

*Apartment - Purpose Built*

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# Hampden Road, London N8

£565,000

## Description

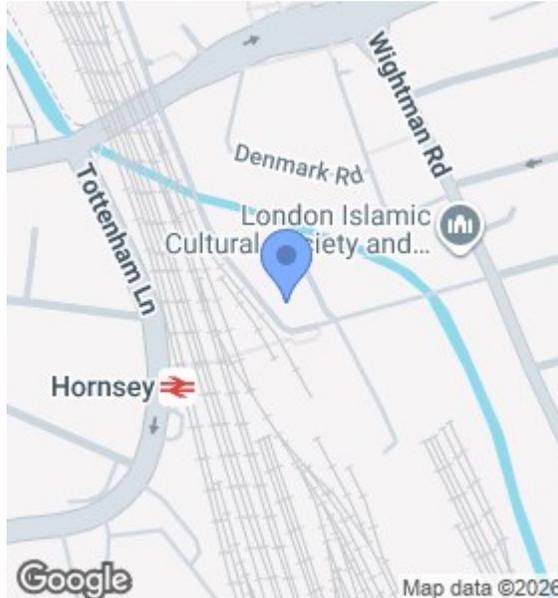
Discover elevated living in this beautifully presented top-floor apartment set within the highly sought-after Altitude Point development in the heart of Hornsey. Offered chain free and complete with allocated parking, this home combines modern comfort with exceptional convenience.

Step inside to a bright, well-designed living space with contemporary finishes throughout. The open-plan kitchen and reception area flow seamlessly onto the balcony — the perfect spot for morning coffee or evening sunsets overlooking one of London's most iconic landmarks.

The development itself is known for its modern architecture, secure entry, and well-maintained communal areas, making it a favourite among professionals and first-time buyers.

## Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	D
<b>Council Tax</b>	



## Floorplan

### Altitude Point N8

Approx. Gross Internal Area 770 Sq Ft - 71.53 Sq M  
Approx. Gross Balcony Area 79 Sq Ft - 7.34 Sq M

**Philip Alexander**



### Twelfth Floor

Floor Area 770 Sq Ft - 71.53 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.

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## 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			
<b>England &amp; Wales</b>	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.