

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.



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

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Hampden Road, London N8
£425,000 FOR SALE

Apartment - Purpose Built

2 1 1



Hampden Road, London N8

£425,000

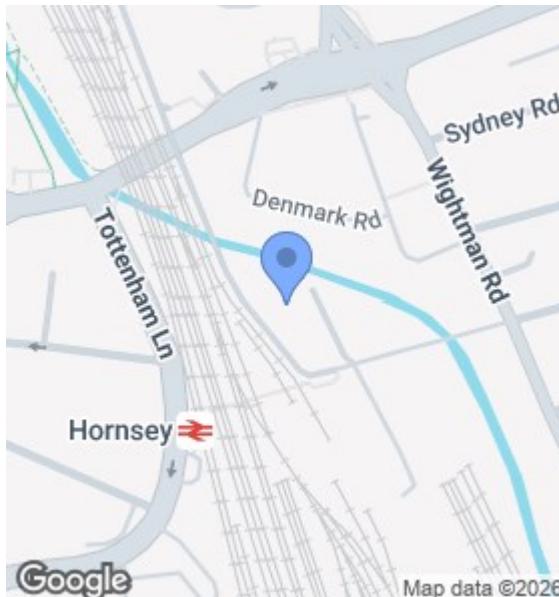
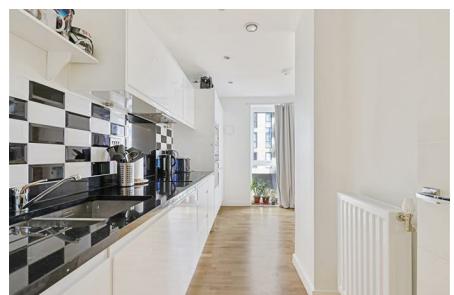
Description

An excellently presented, next-to-new, two bedroom purpose built apartment, set on the first floor of the strikingly visual Altitude Point N8. The property is in flawless condition throughout and comprises; a large open-plan reception room with integrated kitchen, a covered private balcony, two generously sized bedrooms, and a contemporary bathroom with both bath and shower facilities. Additional benefits include two built-in hallway storage cupboards, an abundance of natural light throughout, floor to ceiling windows, contemporary fixtures and fittings throughout, a lift, and a communal bike rack for all residents.

This stylish 'Altitude Point' is moments away from the Harringay Ladder and Green Lanes High Road as well as the popular Crouch End Broadway with a large variety of shops, independent coffee shops, cafes, and restaurants. Plenty of transport links are close by within a 2 minute walk of Hornsey Train Station, as well as a short walk of Turnpike Lane Underground Station, Zone 3 on the Piccadilly Line.

Key Features

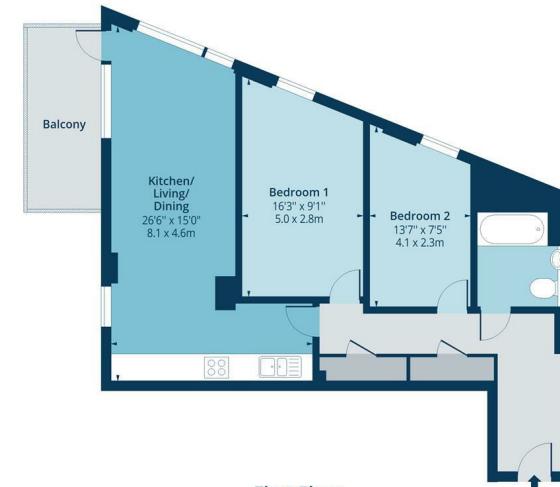
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	D



Floorplan

Altitude Point, N8

Approx. Gross Internal Area 698 Sq Ft - 64.84 Sq M
Approx. Gross Balcony Area 78 Sq Ft - 7.25 Sq M



First Floor

Floor Area 698 Sq Ft - 64.84 Sq M



Certified
Property
Measure

lpaplus.com

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.

Date: 4/3/2024

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.