

# Your local property experts

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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](http://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

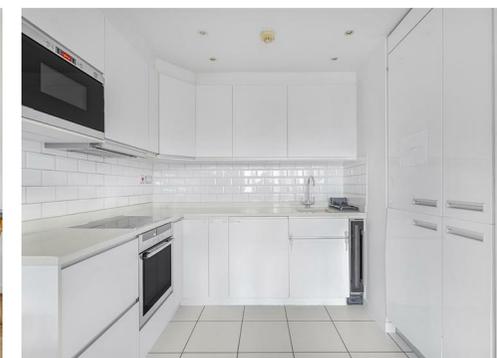


PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

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## Amazon Apartments, Hornsey N8

**£475,000** FOR SALE

Apartment

2 1 2



## Amazon Apartments, Hornsey N8

£475,000

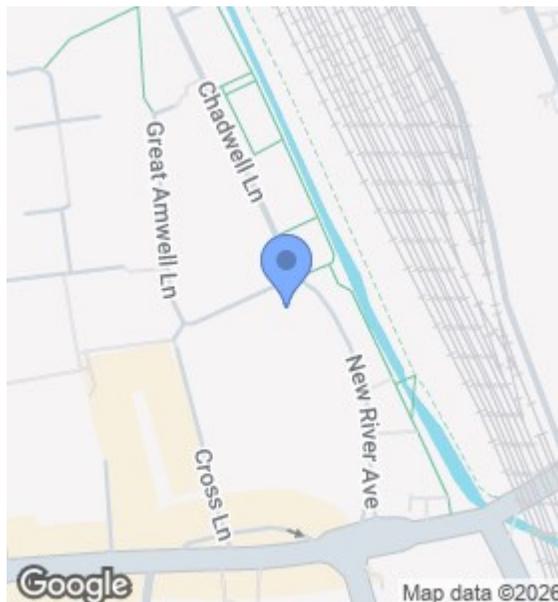
### Description

This property is offered for sale using the Reservation fee process. Reservation fee is a new, innovative and pioneering process for buying and selling property. It significantly reduces the risk of gazumping or double-selling by offering security to both parties by gaining a commitment from both parties to buy and sell. When an offer is accepted, the buyer will be required to make payment of a non-refundable Reservation Fee of 1.8% of the purchase price including VAT (in addition to the final negotiated selling price). This is subject to a minimum amount of £6,600 including VAT. This will secure the transaction and the property will be taken off the market. The purchaser will not be exchanging contracts but will be given 90 working days in which to complete the transaction, from the date the Draft Contract is received by the buyer's solicitor (or 10 working days after receipt of the Reservation Fee, whichever is earlier).

### Key Features

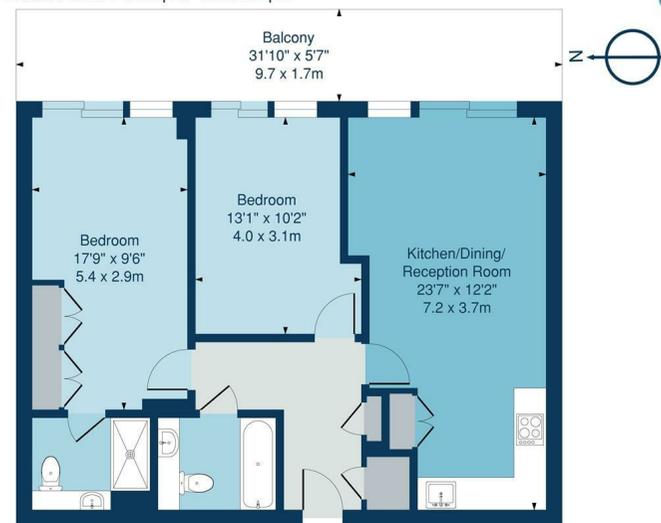
- Viewings available from 27th December onwards

<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>	0
<b>Council Tax</b>	



### Floorplan

Amazon Apartments, N8  
Approx. Gross Internal Area 719 Sq Ft - 69.60 Sq M



Second Floor  
Floor Area 749 Sq Ft - 69.60 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 accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	87
(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.