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.





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



020 8342 9444 www.philipalexander.net









High Street, Hornsey N8

£1,850 **FOR SALE**

Apartment







020 8342 9444 www.philipalexander.net



High Street, Hornsey N8

£1,850 Per

Description

An excellently presented two bedroom, two bathroom luxury apartment, situated on the top floor of Cooper Court, Smithfield Square. The property offers a large bright spacious open plan reception room, high specification integrated kitchen, a large double en-suite bedroom, a generously sized second bedroom, and a large family sized bathroom. Lovely views from the private balcony over Hornsey. Five minutes from Hornsey train station and 10 minutes from Turnpike Lane tube station. The apartment comes with a larger private underground parking space. Unfurnished. Available now!

Key Features

- Two bedroom apartment
- Two bathrooms
- Newly decorated throughout
- Private parking space
- Unfurnished
- Available now

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

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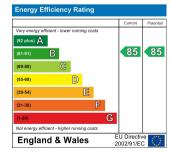






Floorplan

EPC



			Current	Potenti
Very environmentally friend	lly - lower CO2	emissions		
(92 plus) 🔼			91	91
(81-91)				
(69-80) C				
(55-68)	D			
(39-54)	E			
(21-38)	F	3		
(1-20)		G		
Not environmentally friend	y - higher CO2 (emissions		

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.