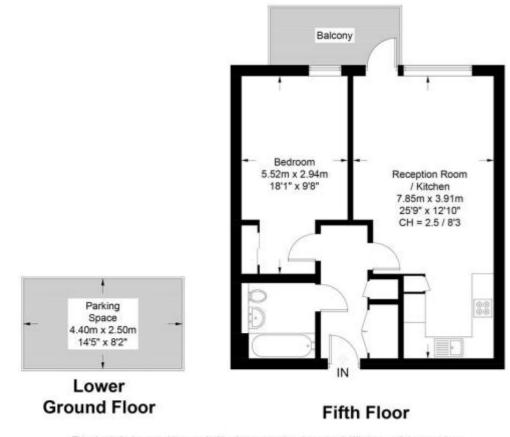


Hamlet Court

Approximate Gross Internal Area = 594 sq ft / 55.2 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID537656)

	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) A			Very environmentally filendly - lower CO2 emissions (92-100) /A		
				93	93
	85	85			
(69-80) C			(69-80) C		
(55-68)			(55-68)		
(39-54)			(39-54)		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy afficient - higher running costs			Not environmentally friendly - higher CO2 emissions		

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Smithfield Square, High Street, N8



A well presented fifth floor one bedroom luxury apartment overlooking a well maintained courtyard situated within a short walk to Hornsey Train Station, Wood Green Underground (Piccadilly Line) and Turnpike Lane Underground Station (Piccadilly Line); The property benefits from 24 hour concierge, on site gym, residents lounge, meeting room and secure underground parking which is charged at an additional £50 per month. The property offers a fully fitted designer kitchen, spacious lounge with dining area, double bedroom with fitted wardrobes, large hallway with ample storage and a utility room, large balcony, allocated underground parking space for one car. The property is located in the heart of High Street Hornsey and with all the transport links & local amenities including onsite Sainsburys. The property is offered on unfurnished basis and is available mid April.

£1,550 pcm

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