



## 1 Cavendish House, 1 Mary Neuner Rd , London, N8 0ES

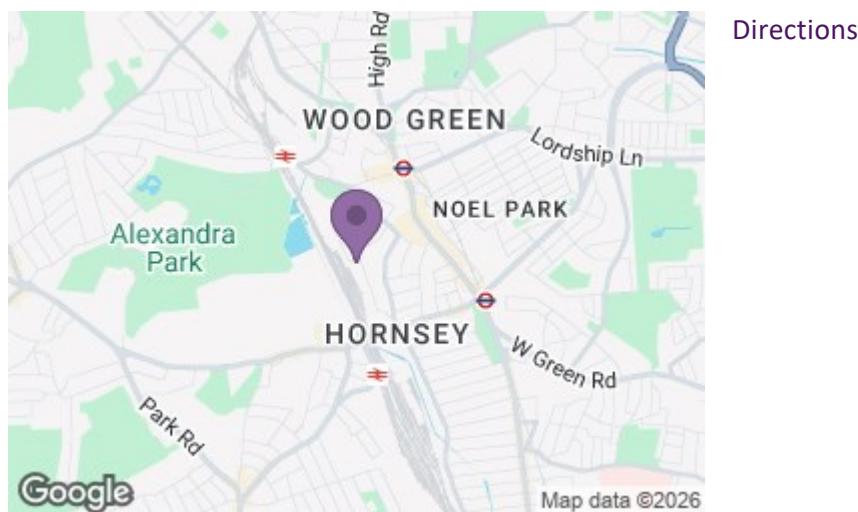
Cavendish House at Alexandra Gate offers contemporary living in a beautifully landscaped North London neighbourhood, perfectly balancing green space with exceptional connectivity. Set moments from Hornsey Park and within walking distance of four stations, residents can reach King's Cross in just 10 minutes and Moorgate in around 20 minutes. The development features stylish apartments with private balconies and exclusive access to The Park Club, including a swimming pool, gym, spa, residents' lounge and co-working spaces. Surrounded by landscaped gardens, a vibrant central square with cafés and amenities, and close to Alexandra Palace and Park.

£555,000

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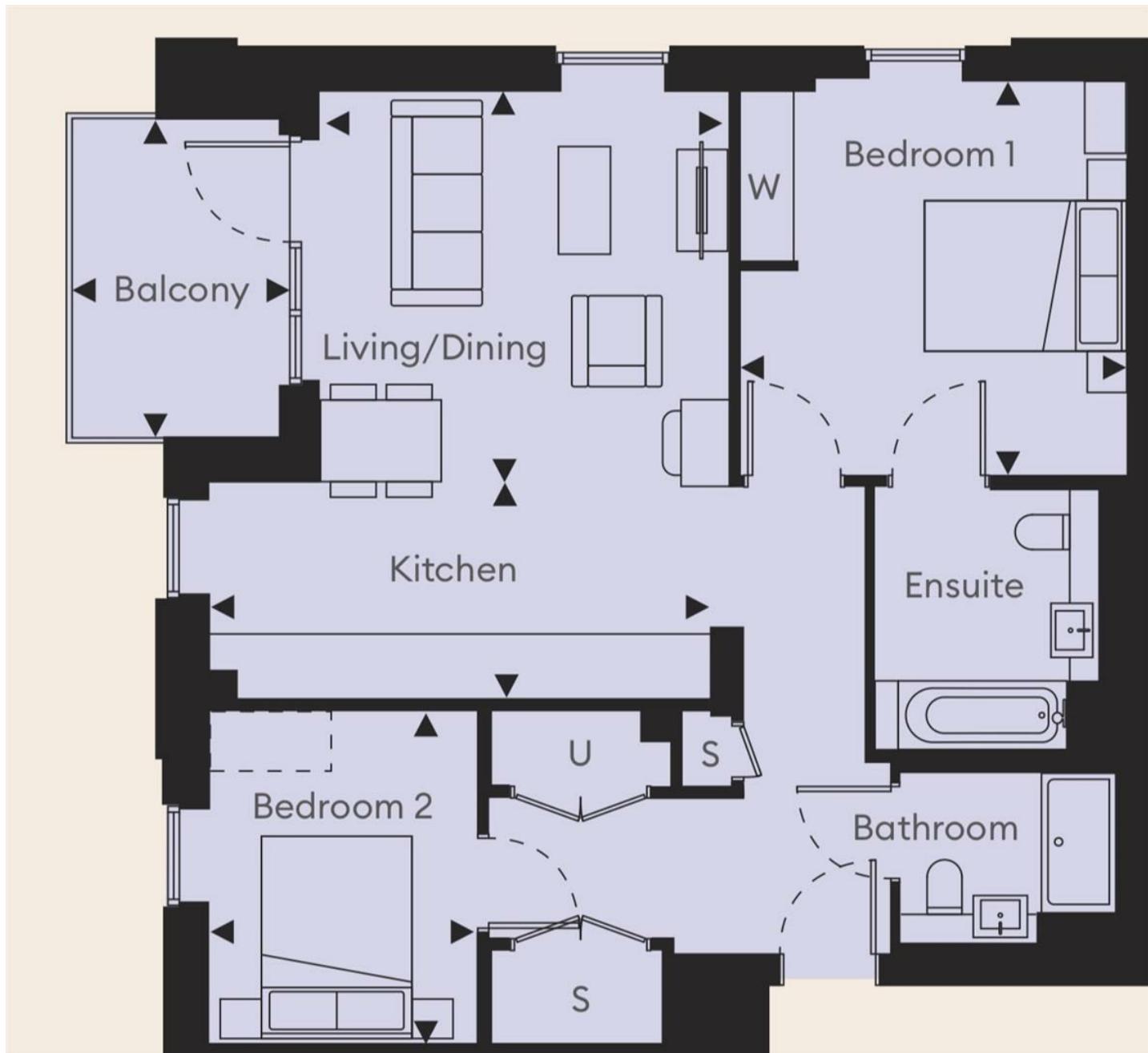


- 10 min walk to any of the 4 stations Alexandra Palace, Wood Green, Turnpike Lane and Hornsey stations
- Concerige
- King's Cross St Pancras in just 10 minutes
- Swimming Pool
- Moorgate in approximately 20 minutes
- Residents Lounge





## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	
EU Directive 2002/91/EC			