



Alington House, Mary Neuner Road, London, N8 0ER

£530 Per Week

A 6th floor 2 double bedroom, 2 bathroom apartment for rent in Alington House, part of the Clarendon N8 development.

Open plan reception room with access to a West facing balcony with fantastic views of Alexander Palace, luxury fitted kitchen, 2 double bedrooms, ample storage space and 2 luxury bathroom suites.

Clarendon E8 is a large regeneration project nearby to 4 stations (Wood Green, Turnpike Lane, Hornsey and Alexandra Palace) Residents have access to concierge, bicycle storage and landscape gardens.

24 hour concierge.

Comes furnished.

AVAILABLE FROM NOW.

- 2 DOUBLE BEDROOMS
- 24 HOUR CONCIERGE
- WEST FACING BALCONY
- 2 LUXURY BATHROOM SUITES
- FURNISHED
- VIEWS OF ALEXANDER PALACE
- 6TH FLOOR
- 787 SQUARE FOOT
- AVAILABLE FROM NOW

Alington House, Mary Neuner Road, London, N8 0ER



RECEPTION ROOM



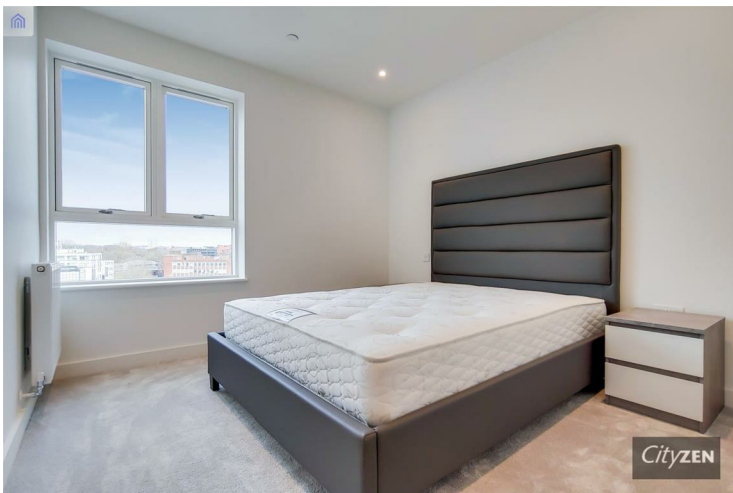
RECEPTION ROOM



KITCHEN



RECEPTION ROOM



BEDROOM



BEDROOM

Alington House, Mary Neuner Road, London, N8 0ER



BEDROOM



BATHROOM



BEDROOM



BALCONY



EN-SUITE SHOWER ROOM

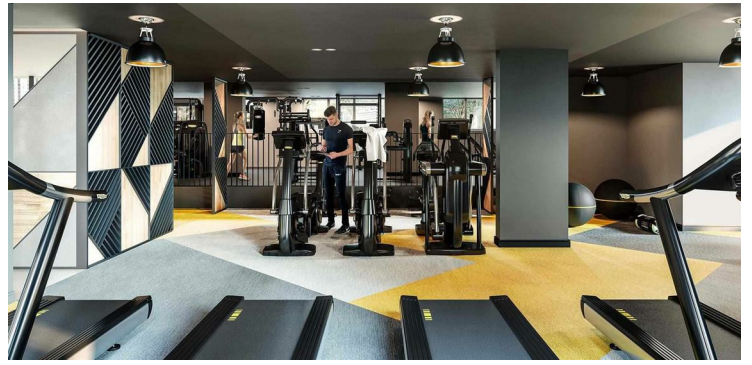


VIEW FROM BALCONY

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ALINGTON HOUSE



RESIDENTS GYM



ALINGTON HOUSE ENTRANCE



RESIDENTS GYM



RESIDENTS POOL



CONCIERGE

→ z



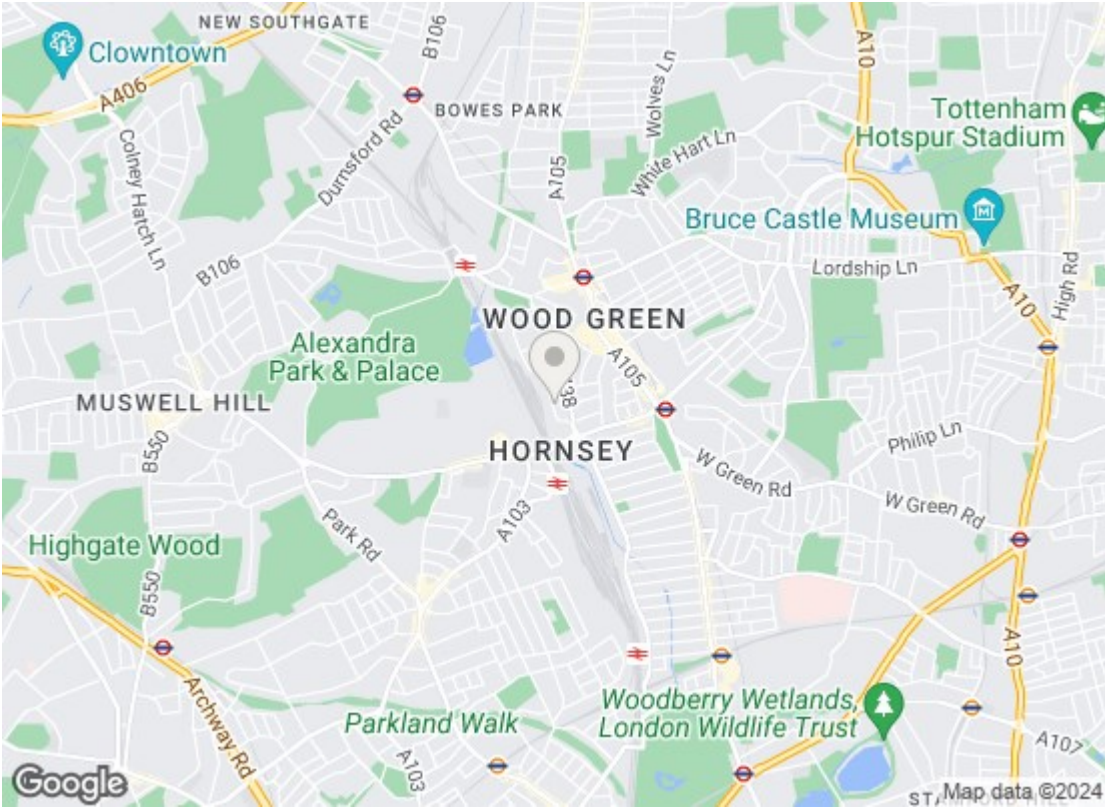
- Sixth Floor

<p>GROSS INTERNAL AREA (GIA) The footprint of the property 73.19 sqm / 787.81 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes measurements, restricted head height 68.77 sqm / 740.23 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc. 6.68 sqm / 71.90 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 80.37 sqm / 865.10 sqft
IPMS 2C RESIDENTIAL: 76.63 sqm / 828.84 sqft

spec id: 601168e05ad5320dca6812e3



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.