



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

**£560,000**

A 10th floor 2 double bedroom, 2 bathroom apartment for sale 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 N8 is a large regeneration project nearby 4 stations (Wood Green, Turnpike Lane, Hornsey and Alexandra Palace) Residents have access to concierge, bicycle storage and landscape gardens.

24 hour concierge, gym, pool & spa.

GROUND RENT £450 PA / SERVICE CHARGE £4600 / LEASE 997 YEARS REMAINING \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- 2 DOUBLE BEDROOMS
- 24 HOUR CONCIERGE
- VIEWS OF ALEXANDER PALACE
- 2 LUXURY BATHROOM SUITES
- WEST FACING BALCONY
- 10TH FLOOR
- 787 SQUARE FOOT



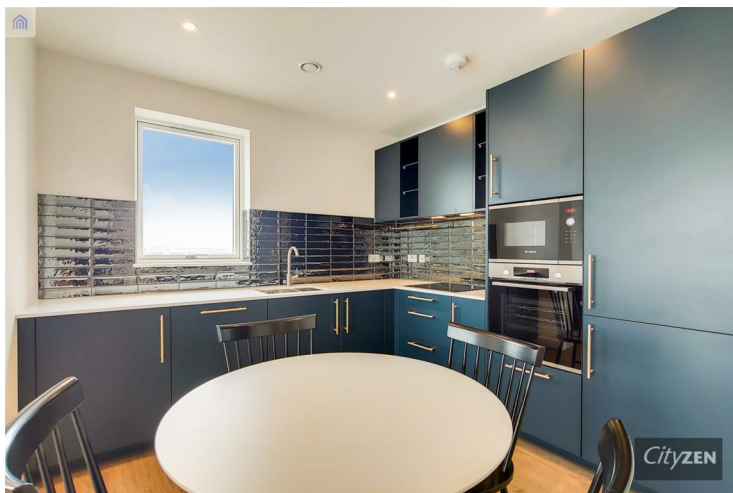
## Alington House, Mary Neuner Road, London, N8 0ER



RECEPTION ROOM



RECEPTION ROOM



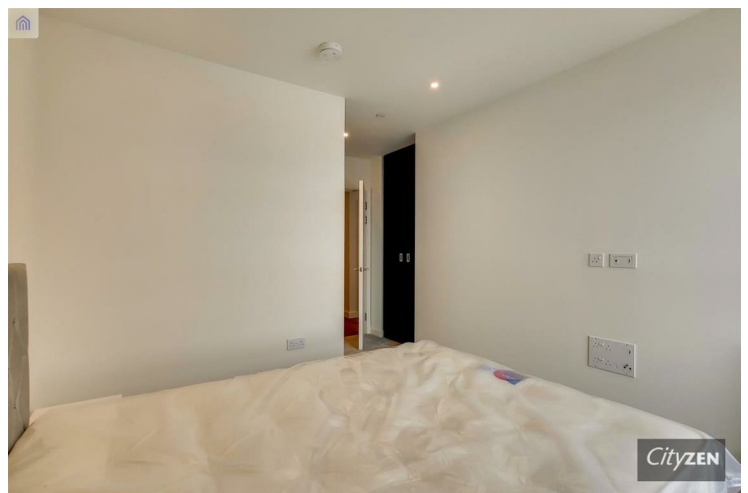
KITCHEN



RECEPTION ROOM



BEDROOM



BEDROOM



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



BEDROOM



VIEW FROM BALCONY

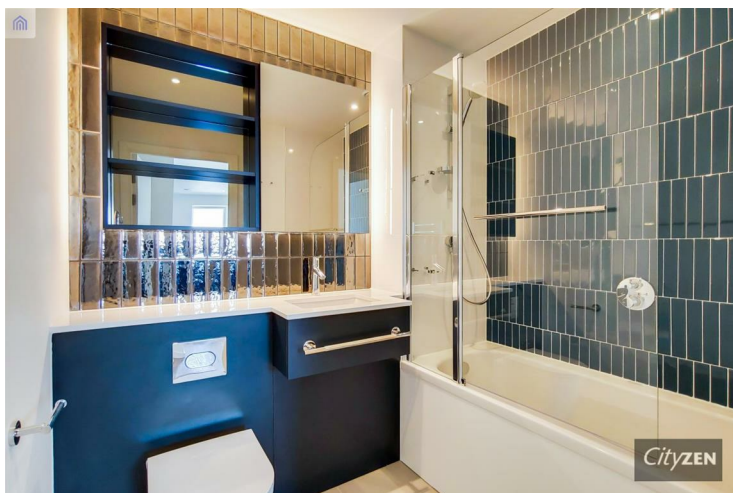


BEDROOM

EN-SUITE SHOWER ROOM



BALCONY



BATHROOM



ALINGTON HOUSE



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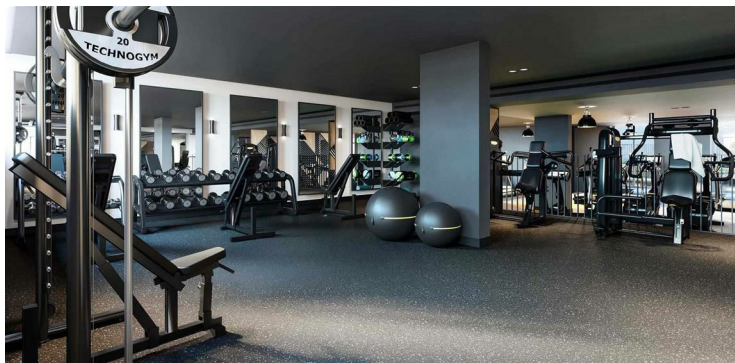
ALINGTON HOUSE ENTRANCE



BEDROOM



RESIDENTS POOL



RESIDENTS GYM



CONCIERGE



— Tenth Floor

GROSS INTERNAL AREA (GIA)  
The floorplan of the property  
73.19 sqm / 787.81 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes swimming pools, restricted head height  
68.76 sqm / 740.13 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
6.73 sqm / 72.44 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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 3B RESIDENTIAL: 80.01 sqm / 861.22 sqft  
IPMS 3C RESIDENTIAL: 76.23 sqm / 820.53 sqft

urpc id: 605205c1978ec90d966dc4d0

## Energy Efficiency Rating

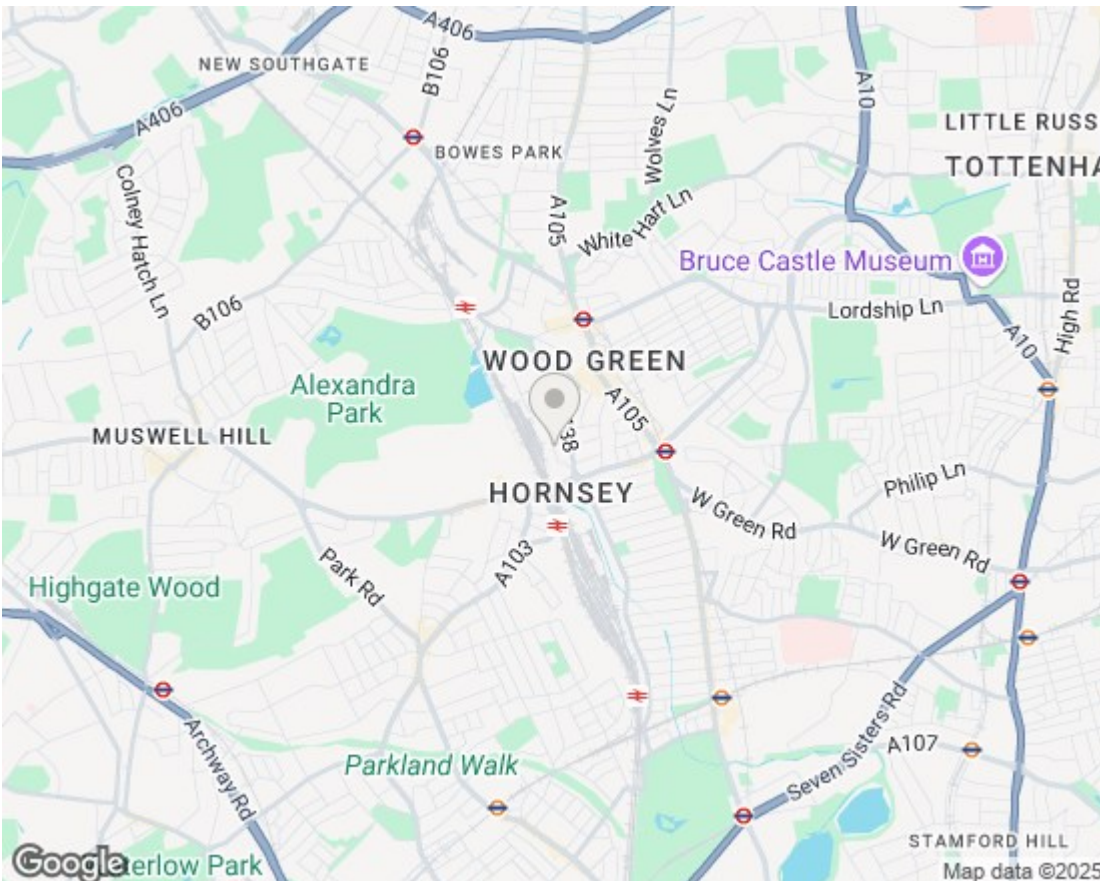
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England &amp; Wales

EU Directive  
2002/91/ECEnvironmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England &amp; 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.