



Winchat House, Mary Neuner Road, London, N8 0ES

£445 Per Week

A brand new 1 bedroom apartment for rent on the 2nd floor of this sought after development 'Winchat House' part of the 'Alexandra Gate' development N8.

Open plan reception room with access to a spacious balcony, luxury fitted kitchen, double bedroom with ample built in storage space and a luxury bathroom suite.

Alexandra Gate, E8 is a large regeneration project situated near 4 stations (Wood Green, Turnpike Lane, Hornsey and Alexandra Palace) Residents have access to a roof terrace on the 8th floor, concierge service, bicycle storage and landscape gardens, as well as a residents spa with swimming pool, sauna, steam room, gym and residents lounge.

COMES FURNISHED.

PROPERTY AVAILABLE FROM NOW.

- 2ND FLOOR
- FURNISHED
- CONCIERGE
- GYM
- 1 BEDROOM APARTMENT
- SPACIOUS BALCONY
- SWIMMING POOL, SAUNA, STEAM ROOM
- RESIDENTS ROOF TERRACE
- AVAILABLE FROM NOW
- RESIDENTS LOUNGE

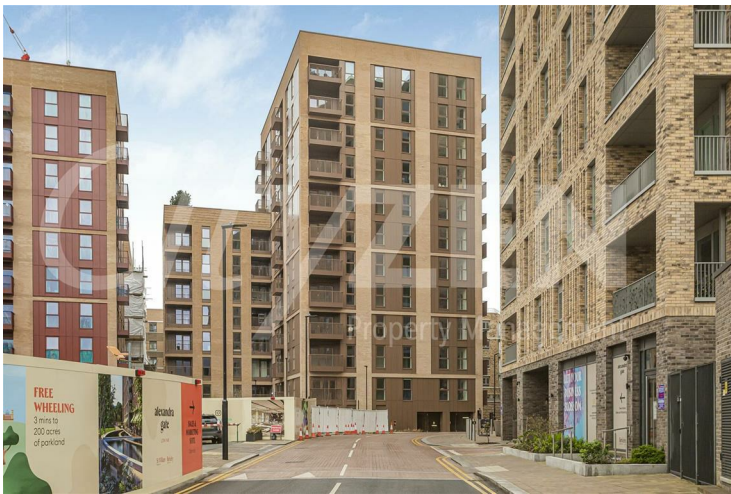
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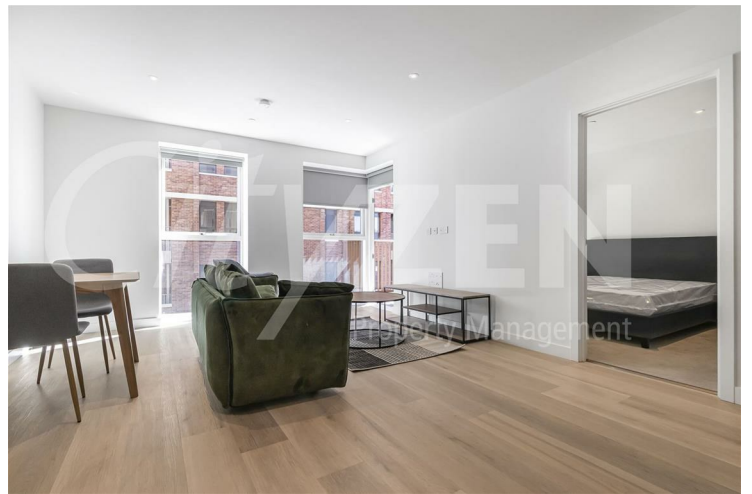
ENTRANCE TO WINCHAT HOUSE



BEDROOM



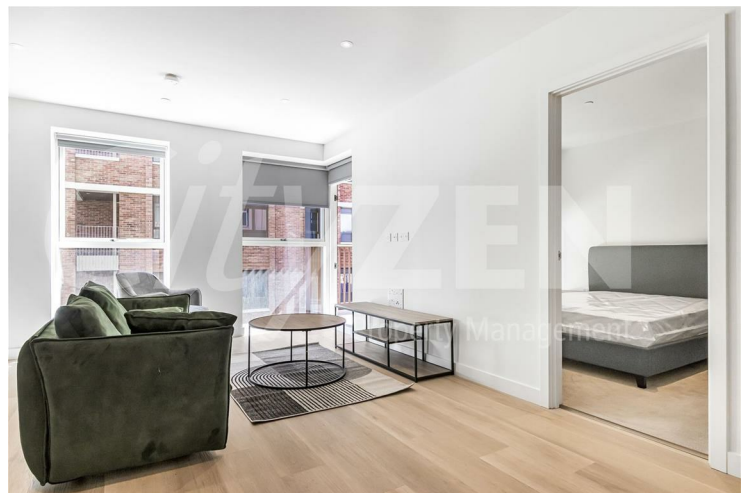
WINCHAT HOUSE



RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM

Winchat House, Mary Neuner Road, London, N8 0ES



RECEPTION ROOM



ENTRANCE LOBBY



KITCHEN



KITCHEN/RECEPTION



KITCHEN



RECEPTION ROOM

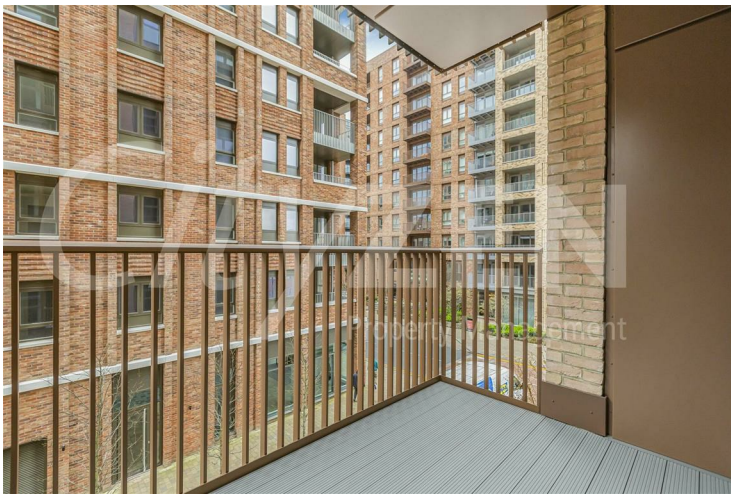
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BATHROOM



RESIDENTS GARDEN



BALCONY



BEDROOM



ENTRANCE



BALCONY

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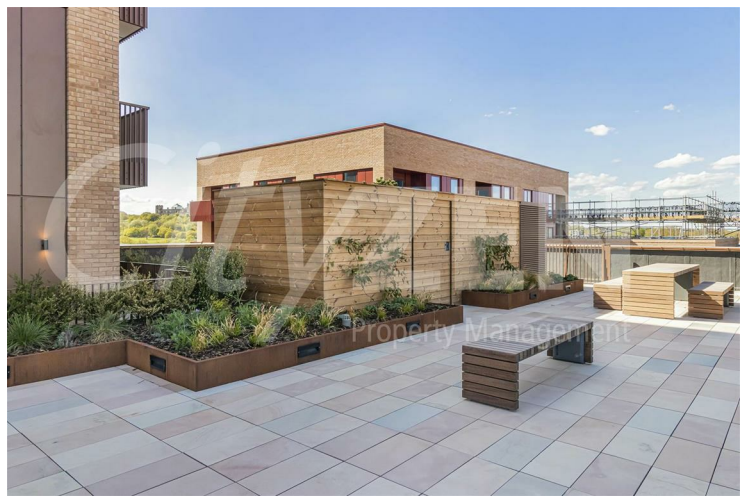
KITCHEN



RESIDENTS GARDEN



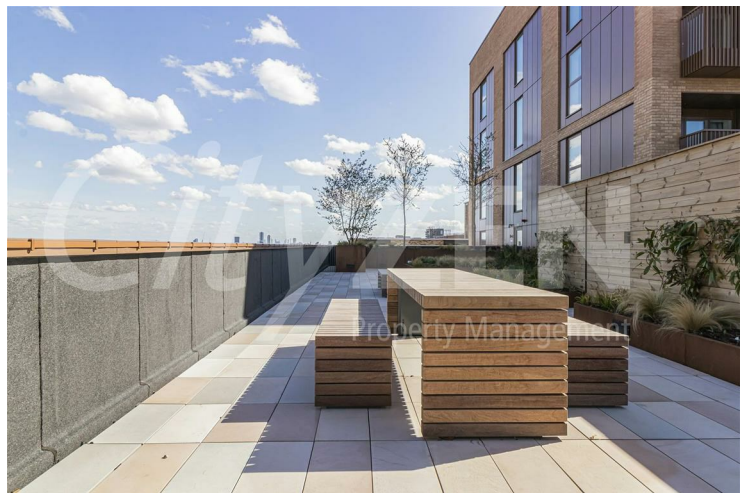
HALLWAY/RECEPTION



RESIDENTS GARDEN



VIEW



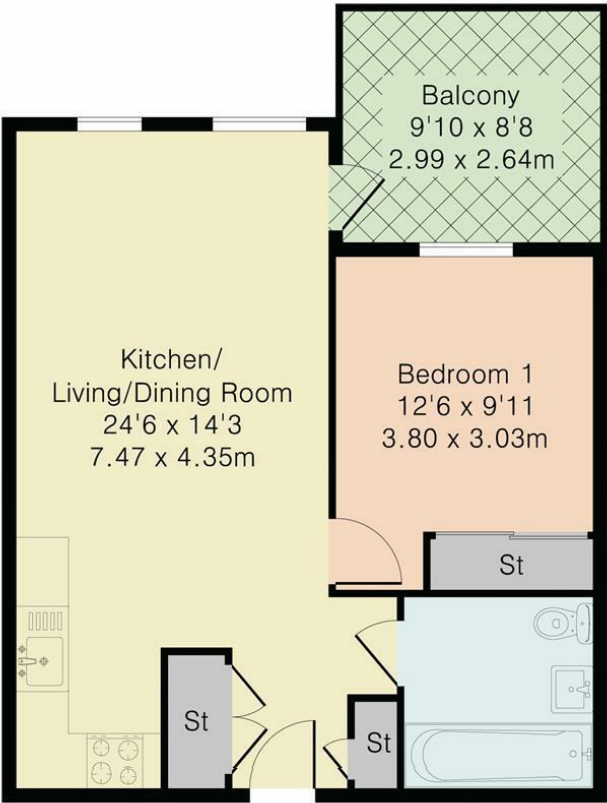
RESIDENTS GARDEN

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WINCHAT HOUSE

Approximate Gross Internal Area 483 sq ft - 45 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(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 (CO ₂) 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.