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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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*transparent*

Quotes taken from independent Google reviews 2006 to 2016



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**Chadwell Lane, Hornsey N8**

**£300,000** FOR SALE

Apartment

1 1 1



# Chadwell Lane, Hornsey N8

£300,000

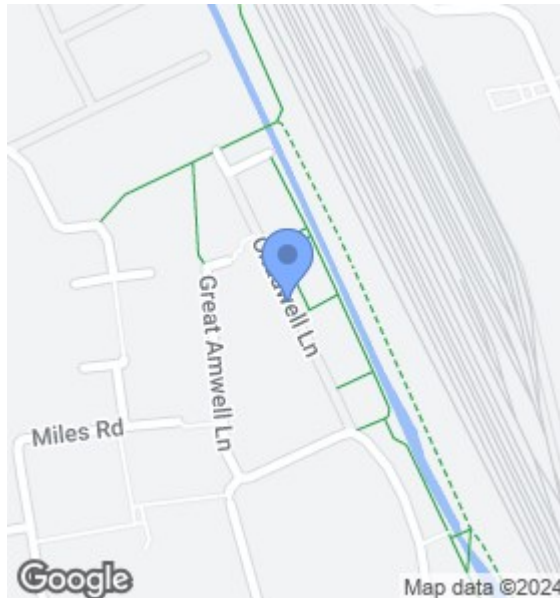
## Description

A modern one bedroom apartment situated on the lower ground floor of Hudson Apartments within the prestigious New River Village development. The property is fitted to a very high standard and benefits from a modern open plan kitchen reception room, large double bedroom and contemporary bathroom. LONG LEASE 975+ YEARS.

On site facilities include a resident's gym, sauna & steam room, a communal roof terrace and a 24 hour concierge service. New River Village is Located within a few minutes walk of shops, bars and restaurants on Hornsey High Street and Crouch End Broadway. For easy transport into central London, Hornsey train station and Turnpike Lane tube station (Piccadilly Line) are only a few minutes walk away.

## Key Features

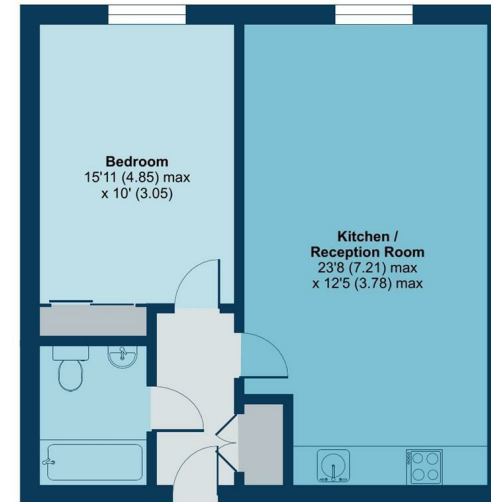
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	C



## Floorplan

### Hudson Apartments, New River Village, Hornsey, N8


Approximate Area = 544 sq ft / 50.5 sq m  
For identification only - Not to scale



Ground Floor

 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vintedcom 2023. Produced for Philip Alexander Estate Agents. REF: 1040172.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.