

# Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

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

Quotes taken from independent Google reviews 2006 to 2016



PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

**philipalexander**  
Thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

**philipalexander**  
Thinking local



**Chadwell Lane, Hornsey N8**

**£500,000** FOR SALE

Apartment

2 1 2



# Chadwell Lane, Hornsey N8

£500,000

## Description

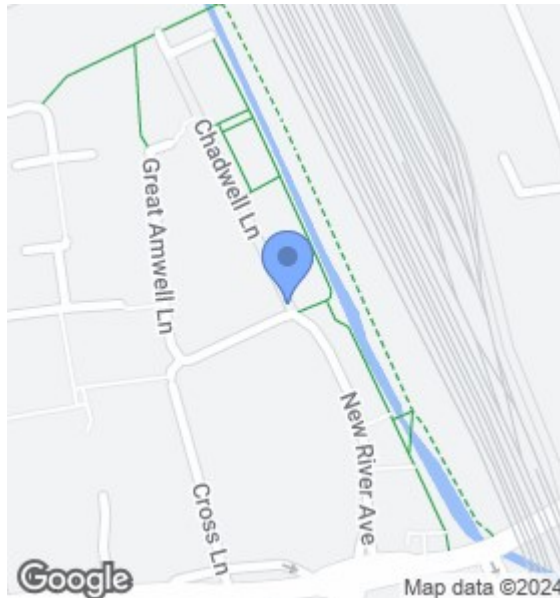
A beautifully presented, contemporary two bedroom apartment situated on the top floor of Kinnear Apartments within the New River Village development. The property includes a large private roof terrace and balcony and is fitted to a high specification, offering impressive light and spacious rooms throughout. The property includes two double bedrooms, an open plan kitchen/reception room, a modern bathroom, an en-suite shower room and a secure underground parking space. On-site facilities include a resident's gym with sauna and steam room 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 very close by.

## Key Features

- Two bedroom apartment
- Offered unfurnished
- Top floor (fourth)
- Large private roof terrace
- Private balcony
- Two double bedrooms
- Two bathrooms (one en suite)
- Secure underground parking space
- Concierge service and resident's gym
- Short walk to Hornsey train station

**Tenure** Freehold  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** to be confirmed  
**Local Authority** 0  
**Council Tax**



## Floorplan

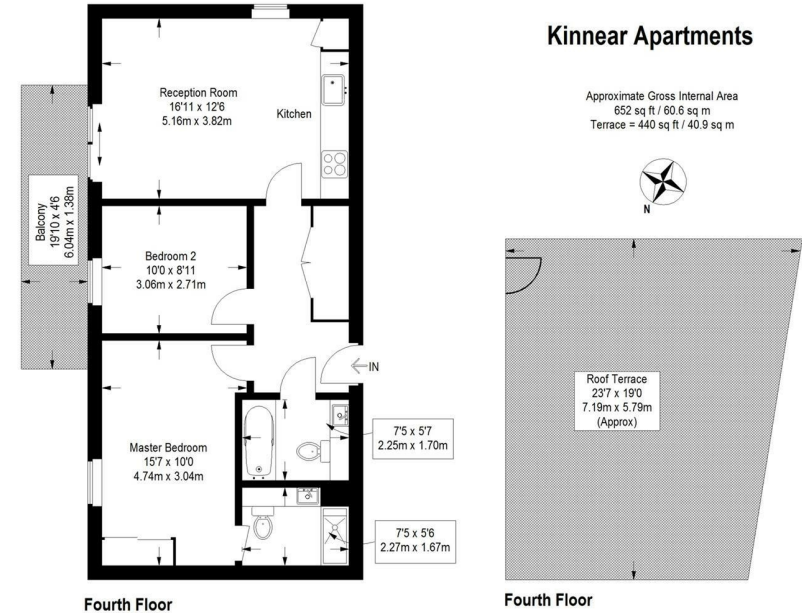


Illustration for identification purposes only, measurements are approximate, not to scale.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.