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*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

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**Chadwell Lane, Hornsey N8**

**£475,000** FOR SALE

Apartment

2 1 2



# Chadwell Lane, Hornsey N8

£475,000

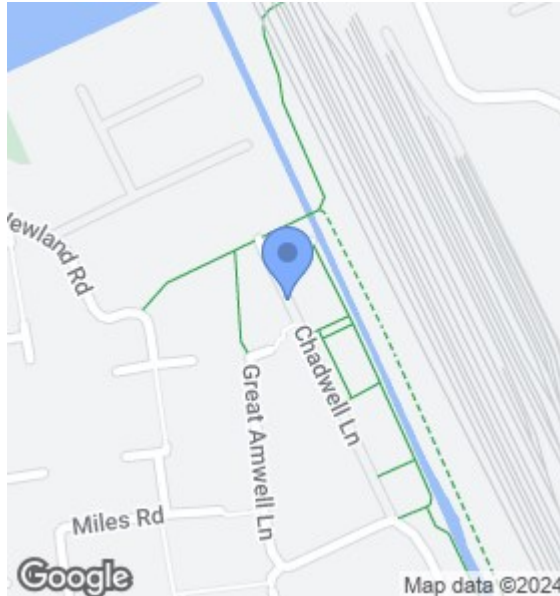
## Description

CHAIN FREE! A beautifully presented, contemporary two bedroom apartment set on the third floor of Fyfe House within the prestigious New River Village development. The property is fitted to a very high specification offering impressive light and spacious rooms throughout and comprises two bedrooms, PRIVATE BALCONY, a bright open plan kitchen/reception room, a modern bathroom, and an en-suite shower room. On-site facilities include a resident's gym with sauna/steam room and a 24 hour concierge service. LONG LEASE 979 YEARS.

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

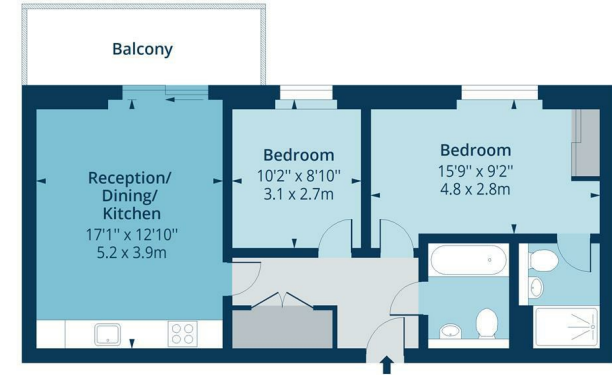
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	D



## Floorplan

### Fyfe House, N8

Approx. Gross Internal Area 661 Sq Ft - 61.41 Sq M  
Approx. Gross Balcony Area 84 Sq Ft - 7.80 Sq M



### Third Floor

Floor Area 661 Sq Ft - 61.41 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	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	

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.