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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

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



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Chadwell Lane, Hornsey N8

£400,000 FOR SALE

Apartment - Purpose Built

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Chadwell Lane, Hornsey N8

£400,000

Description

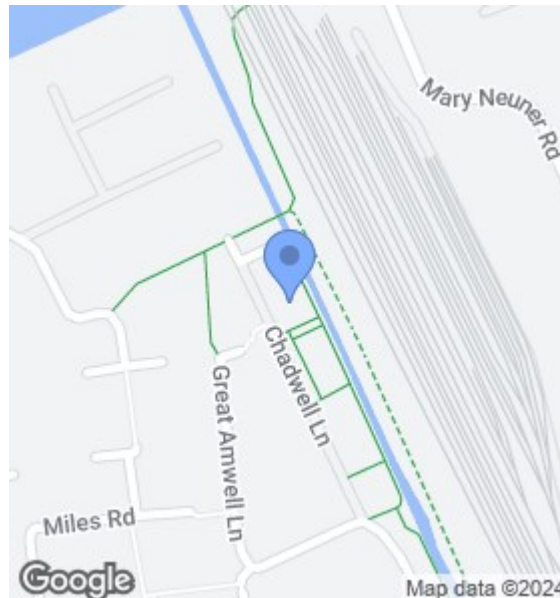
A beautifully presented, contemporary two bedroom apartment situated on the ground floor of Kinnear Apartments within the prestigious New River Village development. The property is fitted to a very high specification offering impressive light and spacious rooms throughout and comprises two double bedrooms, a large PRIVATE TERRACE, a bright open plan kitchen/reception room, a modern bathroom and an en-suite shower room and a secure off street 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.

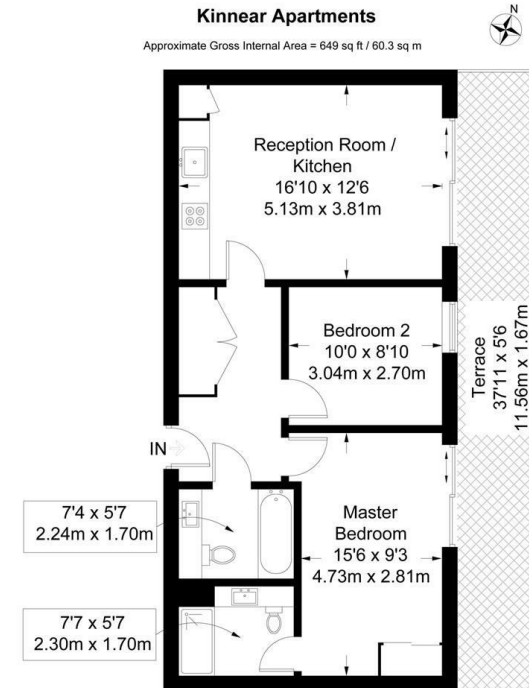
Key Features

- Leasehold 983 years remaining
- Service charge 3766 p.a
- Ground rent 778 p.a
- Council tax band D (Haringey)

| | |
|------------------------|-----------------|
| Tenure | Leasehold |
| Lease Expires | to be confirmed |
| Ground Rent | to be confirmed |
| Service Charge | to be confirmed |
| Local Authority | Haringey |
| Council Tax | D |



Floorplan



Ground Floor

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 | | 74 | 76 |
| (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.