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

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Chadwell Lane, Hornsey N8

£1,750 FOR SALE

Apartment - Purpose Built

1 1 1



Chadwell Lane, Hornsey N8

£1,750 Per

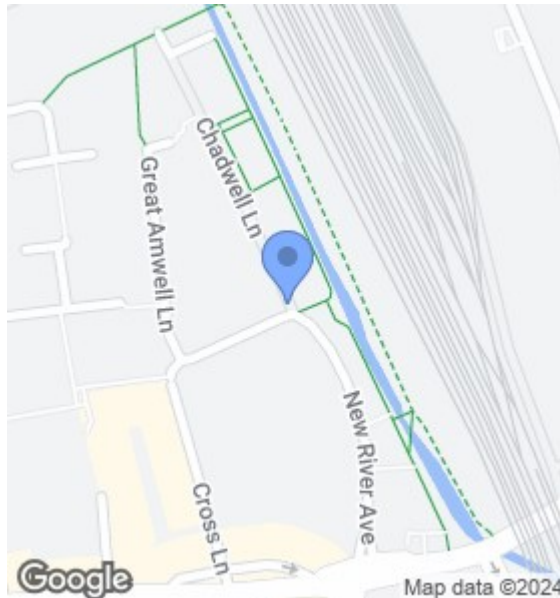
Description

A modern one bedroom apartment situated on the fourth floor of Emerson Apartments located within the popular New River Village development. The apartment is fitted to a high standard and benefits from a modern open kitchen / lounge, large double bedroom, stylish bathroom, and a private balcony. On site facilities include a residents gym, sauna / steam room and a 24 hour concierge service.

The 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. Allocated underground parking space included.

Key Features

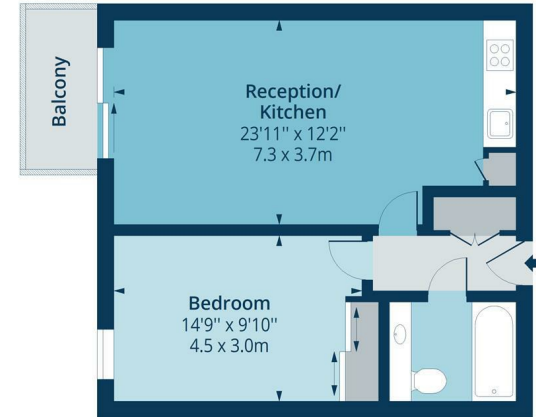
Tenure to be confirmed
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge Haringey
Local Authority C
Council Tax



Floorplan

Emerson Apartments, N8

Approx. Gross Internal Area 542 Sq Ft - 50.35 Sq M (Excluding Balcony)
 Approx. Gross Internal Area 583 Sq Ft - 54.16 Sq M (Including Balcony)



Fifth Floor

Floor Area 542 Sq Ft - 50.35 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			
(69-80) C		76	82
(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.