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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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## New River Avenue, Hornsey N8

**£1,700** FOR SALE

*Apartment - Purpose Built*

 1  1  1



# New River Avenue, Hornsey N8

£1,700 Per

## Description

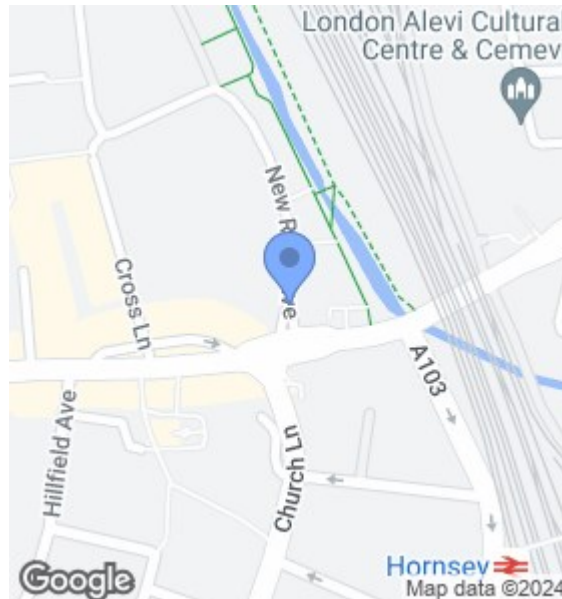
A one bedroom apartment set on the fourth floor of Blake Apartments within the sought after New River Village development. The property benefits from a spacious open plan reception room opening onto a large private balcony, a bright bedroom, and contemporary bathroom. Secure underground parking space.

On-site facilities include a resident's gym with sauna and 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 very close by.

## Key Features

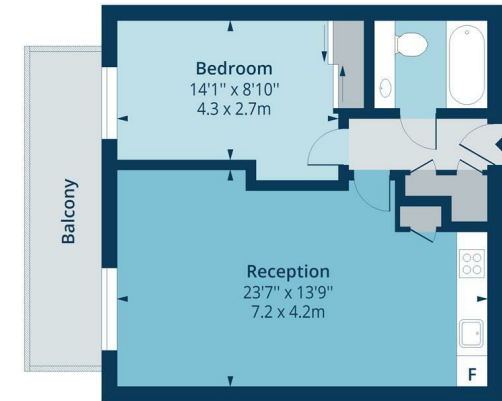
<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Haringey
<b>Local Authority</b>	C
<b>Council Tax</b>	



## Floorplan

### Blake Apartment, N8

Approx. Gross Internal Area 550 Sq Ft - 51.10 Sq M  
Approx. Gross Balcony Area 92 Sq Ft - 8.55 Sq M




### Fourth Floor

Floor Area 550 Sq Ft - 51.10 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		81	85
(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.