

# Your local property experts

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

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*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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020 8342 9444  
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## Chadwell Lane, Hornsey N8

**£2,050** FOR SALE

*Apartment - Purpose Built*

 2  1  1



## Chadwell Lane, Hornsey N8

£2,050 Per

### Description

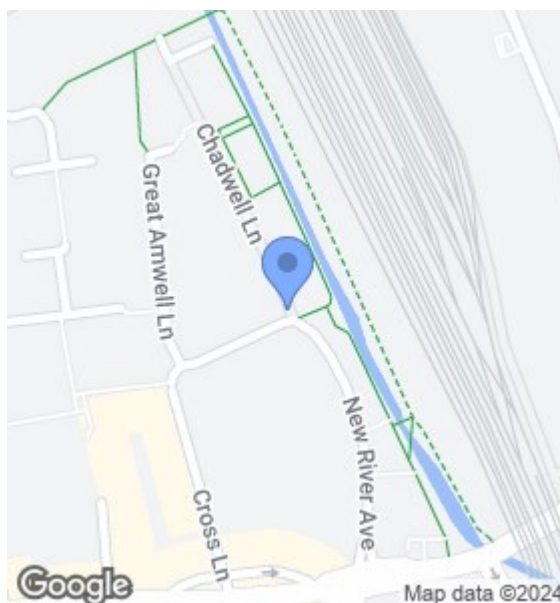
A modern two bedroom apartment situated on the top floor of Emerson Apartments, located within the popular New River Village development. The apartment is fitted to a high standard and benefits from a modern open plan reception room with integrated kitchen, two good size bedrooms, a contemporary bathroom, a secure OFF STREET PARKING SPACE, 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.


### Key Features

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



### Floorplan

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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.