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*friendly* *dependable*  
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Quotes taken from independent Google reviews 2006 to 2016



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**Chadwell Lane, Hornsey N8**

**£350,000** FOR SALE

Apartment

1 1 1



# Chadwell Lane, Hornsey N8

£350,000

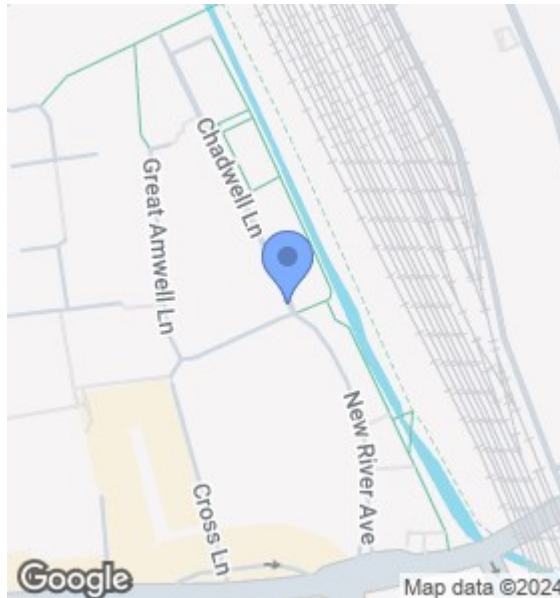
## Description

CHAIN FREE. A bright and spacious one bedroom apartment situated on the fifth floor of Hudson Apartments within the popular New River Village development. The apartment is fitted to a high standard and benefits from bright open plan living space, a LARGE PRIVATE SOUTH-FACING BALCONY with stunning views, a contemporary kitchen (including ceramic hob), modern bathroom, and a secure underground PRIVATE PARKING SPACE.

On site facilities include a residents 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

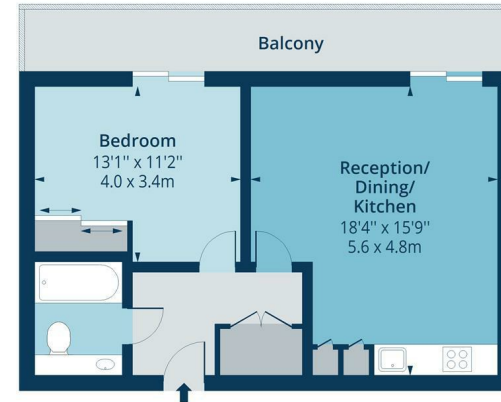
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	C



## Floorplan

### Hudson Apartments, N8

Approx. Gross Internal Area 543 Sq Ft - 50.44 Sq M  
Approx. Gross Balcony Area 121 Sq Ft - 11.24 Sq M



### Fifth Floor

Floor Area 543 Sq Ft - 50.44 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		82	86
(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.