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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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Mary Neuner Road, London N8

£600,000 FOR SALE

Apartment - Purpose Built

2 1 2



Mary Neuner Road, London N8

£600,000

Description

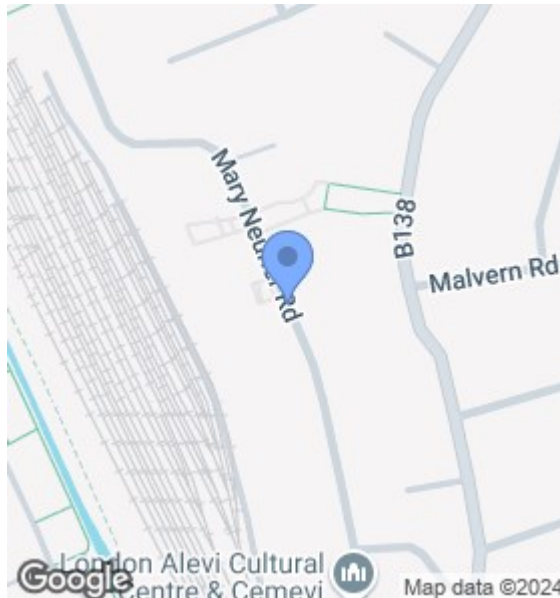
A stunning two bedroom, two bathroom ground floor apartment located in Hornsey's brand new luxury development, Alexandra Gate, N8. This luxurious apartment is well positioned and benefit from a private balcony terrace. The property has been designed to an excellent specification throughout. Long lease 995 years. The apartment comes with an allocated space in the underground car park (rare for the development!).

Alexandra Gate N8 is located within a short walk of a selection of convenient public transport links; Alexandra Palace, Hornsey train stations and Wood Green, Turnpike Lane tube stations - all providing easy access into Kings Cross, the City, and West End.

Onsite facilities include a 24 hour concierge service, resident's pool, gym and spa, crèche and beautiful landscaped gardens and open areas.

Key Features

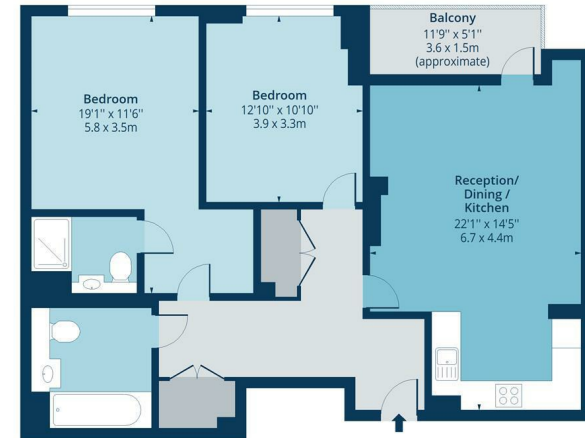
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	D



Floorplan

Braeburn Mansions, N8

Approx. Gross Internal Area 923 Sq Ft - 85.75 Sq M



Ground Floor

Floor Area 923 Sq Ft - 85.75 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. Date: 27/9/2024

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(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.