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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



PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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020 8342 9444  
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**Chadwell Lane, Hornsey N8**

**£350,000** FOR SALE

*Apartment - Purpose Built*

1 1 1



# Chadwell Lane, Hornsey N8

£350,000

## Description

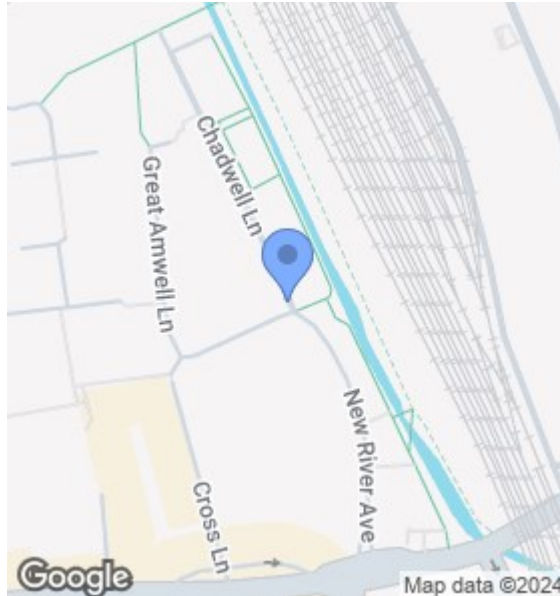
CHAIN FREE. A modern one bedroom apartment situated in Hudson Apartments within the popular New River Village development. The apartment is fitted to a high standard and benefits from a PRIVATE DECKED GARDEN (only one of a select few in the development with garden spaces). Benefits include a large open plan reception room with integrated kitchen, a generously sized double bedroom with built in wardrobe space, and a contemporary bathroom with both bath and shower facilities. LONG LEASE 980+ YEARS.

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. Onsite facilities include a residents gym with sauna and steam room and a 24 hour concierge service.

## Key Features

- Leasehold 984 years remaining
- Council tax band C (Haringey)
- Service charge £2406 p.a (reviewed annually)
- Ground rent £545.29 p.a (reviewed every 15 years in line with RPI)

**Tenure** Leasehold  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** to be confirmed  
**Local Authority** 0  
**Council Tax**



## Floorplan

### Hudson Apartments, Chadwell Lane, London, N8

Approximate Area = 533 sq ft / 50 sq m  
 For identification only - Not to scale




Lower Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vivchecon 2022. Produced for Philip Alexander Estate Agents. REF: 869025

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(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.