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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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**Chadwell Lane, Hornsey N8**

**£325,000** FOR SALE

*Apartment - Purpose Built*

1 1 1



# Chadwell Lane, Hornsey N8

£325,000

## Description

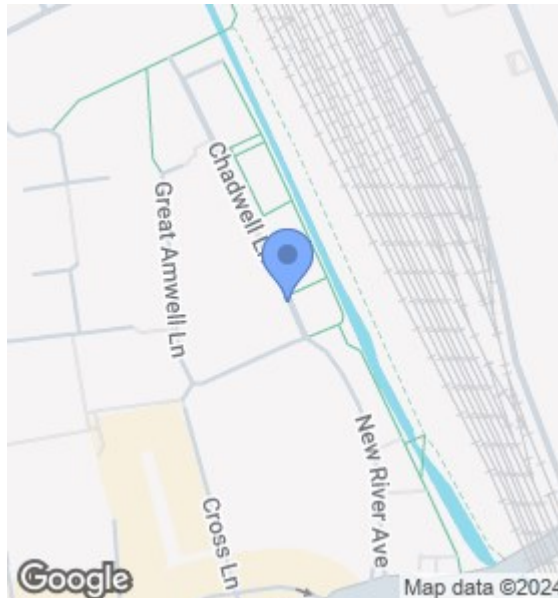
CHAIN FREE. A modern one bedroom apartment situated on the third floor of Blake Apartments located within the popular New River Village development. The apartment is fitted to a high standard and benefits from a modern open reception room with integrated kitchen, a large double bedroom, a contemporary bathroom, and a private balcony. The apartment comes with a parking space.

Long lease (979 years remaining), service charge £3,500 p.a (reviewed annually), ground rent £545.29 p.a (reviewed every 15 years - next review in the 2030's).

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

<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

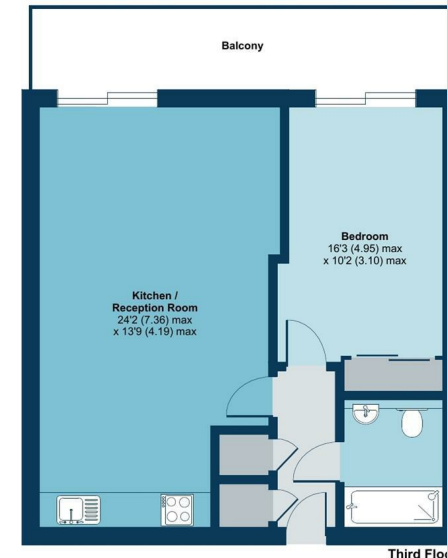


## Floorplan

### Blake Apartments, New River Village, N8


Approximate Area = 560 sq ft / 52 sq m

For identification only - Not to scale



 RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vinhcom 2023. Produced for Philip Alexander Estate Agents. REF: 1068992.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	85
(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.