

# Your local property experts

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Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

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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## Chadwell Lane, Hornsey N8

**£2,000** FOR SALE

*Apartment - Purpose Built*

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# Chadwell Lane, Hornsey N8

£2,000 Per

## Description

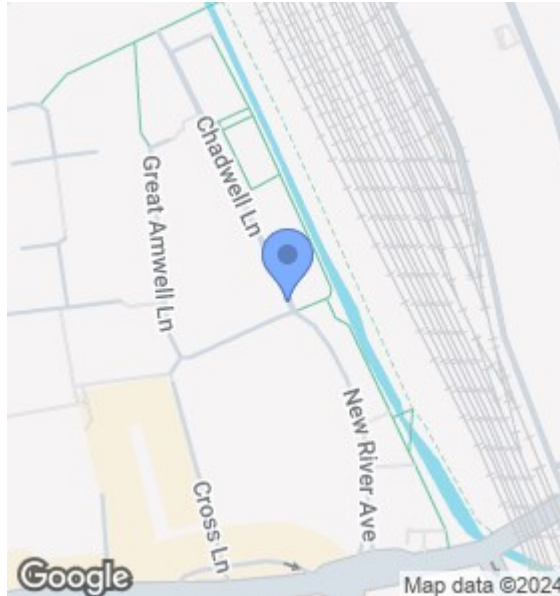
A beautifully presented, contemporary two bedroom apartment set on the second floor of Fyfe House within the popular New River Village development. The property is fitted to a high specification offering impressive light and spacious rooms throughout and comprises two double bedrooms, two balconies, a bright open-plan kitchen/reception room, a modern bathroom and an en-suite shower room. The property also comes with a parking space.

On-site facilities include a resident's gym with sauna and steam room 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>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Haringey
<b>Local Authority</b>	D
<b>Council Tax</b>	



## Floorplan

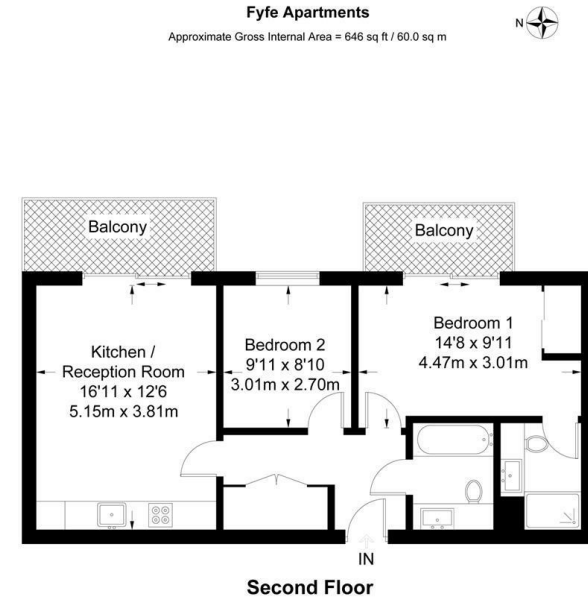


Illustration for identification purposes only, measurements are approximate, not to scale. (ID350269)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	73	83

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.