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professional fresh air  
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**New River Avenue, London N8**

**£475,000** FOR SALE

*Apartment - Purpose Built*

2 1 2



# New River Avenue, London N8 £475,000

## Description

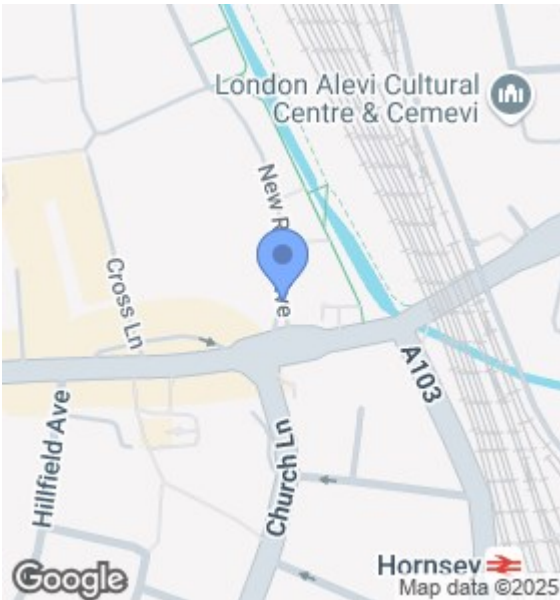
An excellently presented two bedroom apartment set on the third floor of Amazon Apartments, within the sought after New River Village development. The property benefits from a spacious open plan reception room with integrated kitchen, two bright double bedrooms (one with built-in storage space), a contemporary main bathroom, and an ensuite shower room. The property comes with a FULL LENGTH BALCONY (with adjustable metal shade covers). LONG LEASE 980+ YEARS.

On-site facilities include a resident's gym with sauna and steam room, a communal roof terrace and a 24 hour concierge service. The development is undergoing some improvement works to some communal areas, which include; internal lighting upgrades, redecoration of communal areas, and new flooring in hallways (expected completion mid-end July 2025).

## Key Features

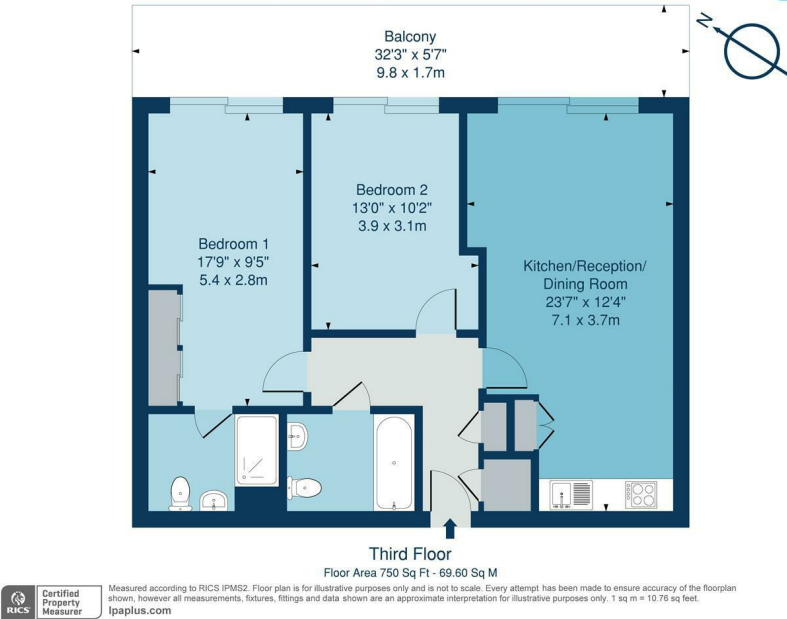
- Viewings available from 27th December onwards

<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>	D



## Floorplan

Amazon Apartments, N8  
Approx. Gross Internal Area 750 Sq Ft - 69.60 Sq M



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(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.