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

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New River Avenue, London N8 £465,000 FOR SALE Apartment - Purpose Built



philipalexander
Hisking local

Description

Key Features

covers). LONG LEASE 980+ YEARS.

flooring in hallways (expected completion mid-end July 2025).

New River Avenue, London N8



£465,000

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Floorplan

Amazon Apartments, N8 ohilio 🐽 Approx. Gross Internal Area 750 Sq Ft - 69.60 Sq M alexander thinking loca Balcony 32'3" x 5'7" 9.8 x 1.7m Bedroom 2 13'0" x 10'2" 3.9 x 3.1m Bedroom 1 17'9" x 9'5" Kitchen/Reception/ 5.4 x 2.8m Dining Room 23'7" x 12'4" 7.1 x 3.7m Third Floor Floor Area 750 Sq Ft - 69.60 Sq M

Res Dentified Property Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure accuracy of the Property Proper







EPC

		Current	Potential
/ery energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			

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.

Tenure Lease Expires Ground Rent Service Charge Local Authority Council Tax

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

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

Leasehold to be confirmed to be confirmed to be confirmed y Haringey D