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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



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Hampden Road, London N8

£550,000 FOR SALE

Apartment - Purpose Built

2 1 1



Hampden Road, London N8

£550,000

Description

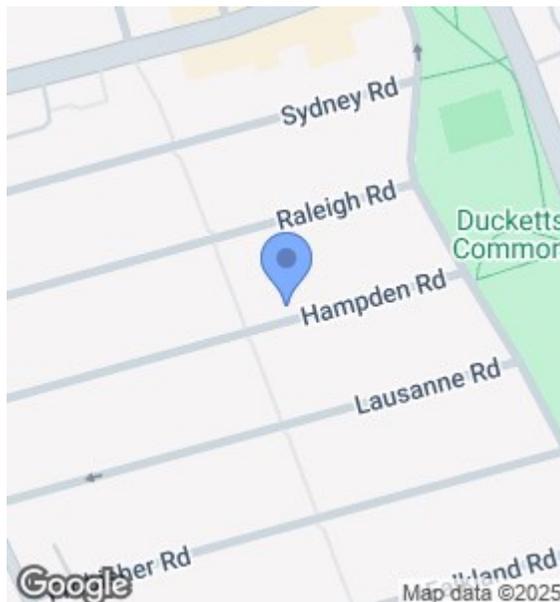
An excellently presented two bedroom apartment, set on the sixth floor of Altitude Point - an almost newly built purpose-built block, located on Hampden Road N8. This high specification property comprises; a bright and spacious open plan reception room (with fully integrated kitchen), two good size double bedrooms, and a modern bathroom. An abundance of natural light throughout, and plenty of storage space particularly in the large hallway. The property comes with an private allocated parking space. Long lease 240+ years.

Conveniently located close by to all local amenities of Green Lanes, Hornsey, and Crouch End Broadway (including various shops, restaurants, bars, pubs and cafes). Excellent transport links include Turnpike Lane tube (Zone 3) and Hornsey overground. The green open spaces of Alexandra Palace and Finsbury Park are also within close proximity.

Key Features

- Viewings available from 27th December onwards

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	D



Floorplan

Altitude Point, N8

Approx. Gross Balcony Area 68 Sq Ft - 6.32 Sq M
Approx. Gross Balcony Area 79 Sq Ft - 7.34 Sq M



Sixth Floor
Floor Area 830 Sq Ft - 77.11 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lpaplus.com

EPC

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