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transparent*

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New River Avenue, London N8

£200,000 FOR SALE

Apartment - Studio

0 1 1



New River Avenue, London N8 £200,000

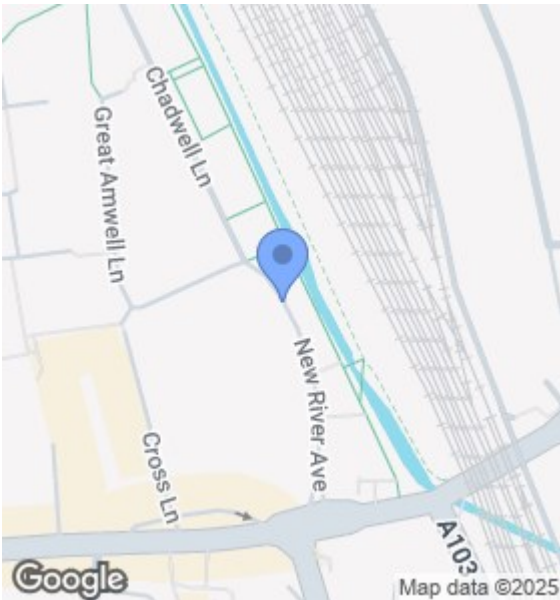
Description

CHAIN FREE. A bright and spacious studio apartment set on the ground floor of Blake Apartments within the popular New River Village development. The apartment is fitted to a high standard throughout and features a bright and modern living space, a sleeping area, laminate flooring and a modern kitchen and shower room. LONG LEASE 978 YEARS.

On site facilities include a resident's gym with sauna and steam room, a communal roof terrace 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 only a few minutes walk away.

Key Features

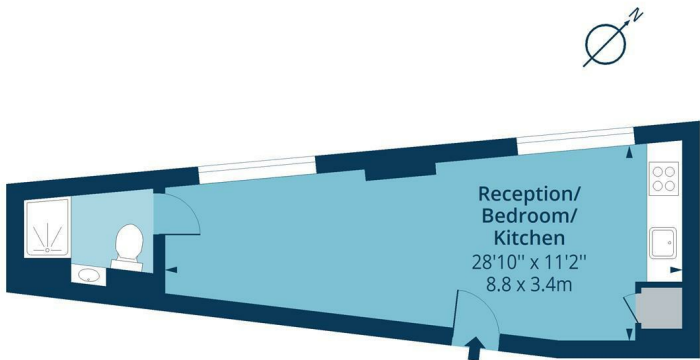
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



Floorplan

Blake Apartments, N8

Approx. Gross Internal Area 291 Sq Ft - 27.03 Sq M



Ground Floor

Floor Area 291 Sq Ft - 27.03 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		
(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.