

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

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

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

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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philipalexander
thinking local

020 8342 9444
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New River Avenue, Hornsey N8

£240,000 FOR SALE

Studio

0 1 1



New River Avenue, Hornsey N8 £240,000

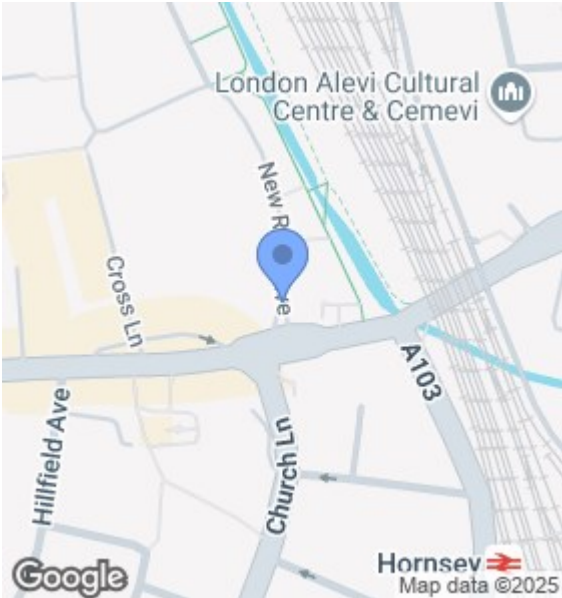
Description

CHAIN FREE. A bright and spacious studio apartment set on the third floor of Amazon 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 separate sleeping area, laminate flooring and a modern kitchen and shower room. LONG LEASE 979 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	979 years remaining - lease
Lease Expires	
Ground Rent	£389.50 p.a
Service Charge	£2,085.78 p.a
Local Authority	Haringey
Council Tax	



Floorplan

Approximate Area = 344 sq ft / 31.9 sq m
For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richscom 2023. Produced for Philip Alexander Estate Agents. REF: 995094

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.