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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

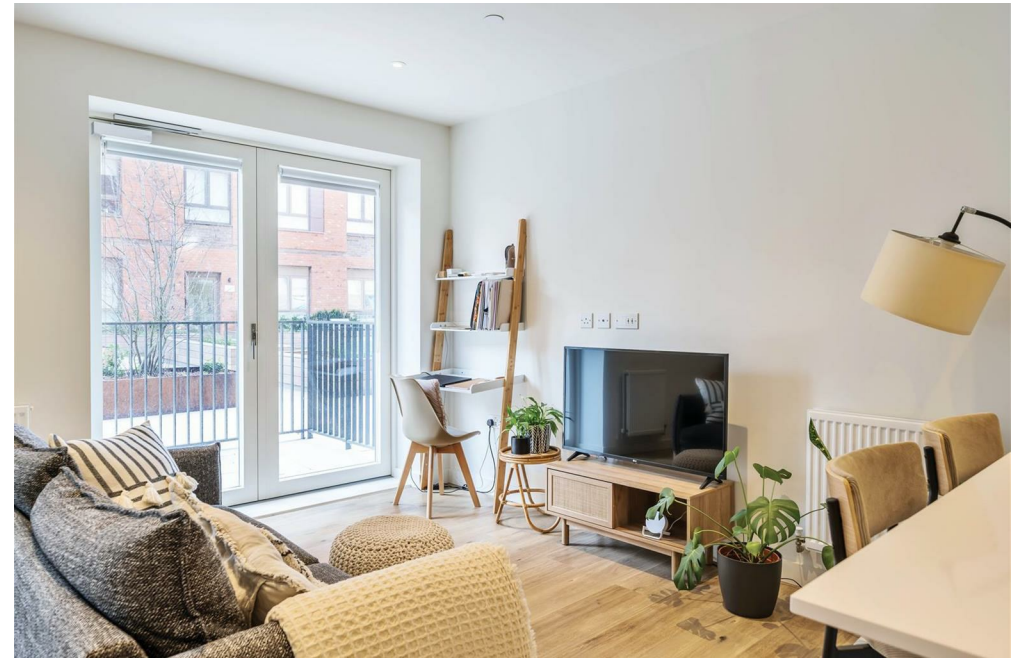


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**5 Mary Neuner Road, Alexandra Gate N8**  
**£350,000** FOR SALE

Studio

1 1 1



# 5 Mary Neuner Road, Alexandra £350,000

## Description

A stunning luxury studio / one bedroom suite apartment located in Hornsey's brand new luxury development, Alexandra Gate, N8. This contemporary apartment is positioned on the ground floor of Braeburn Mansions and benefits from surrounding parkland from a private terraced balcony.

The property is offered in exceptional condition throughout, consisting of a luxury bathroom & kitchen, reception area and separate sleeping area with sliding doors.

Alexandra Gate, N8 is located within a short walk of a selection of convenient public transport links; Alexandra Palace, Hornsey train stations and Wood Green, Turnpike Lane tube stations.

## Key Features

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

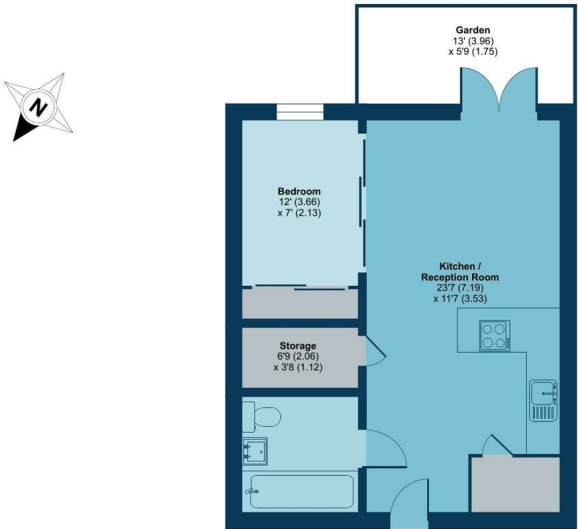


## Floorplan

### Mary Neuner Road, London, N8

Approximate Area = 453 sq ft / 42.1 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). ©Nichecom 2023. Produced for Philip Alexander Estate Agents. REF: 950363

## EPC

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