

# Your local property experts

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*trustworthy*  
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*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Quotes taken from independent  
Google reviews 2006 to 2016



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## Great Amwell Lane, Hornsey N8

**£194,000** FOR SALE

Flat - Purpose Built

2 1 1



# Great Amwell Lane, Hornsey N8 £194,000

## Description

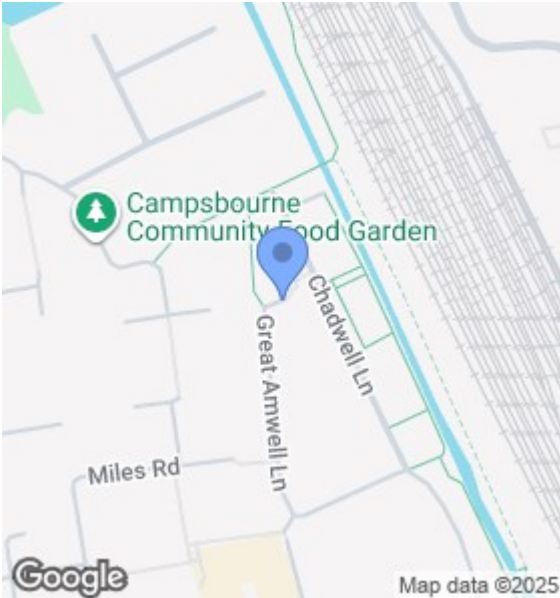
SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £485,000).

An attractively-presented apartment on the ground floor of a modern development close to Alexandra Palace and the surrounding park. The property has a spacious reception room with full-height, east-facing window and open-plan kitchen area.

The property benefits from a larger than average main bedroom with fitted wardrobe plus a generously-sized second double bedroom, a sleek, white-tiled bathroom and a large storage/utility cupboard in the entrance hallway. Judd Apartments has an underground car park which includes a space for this property.

## Key Features

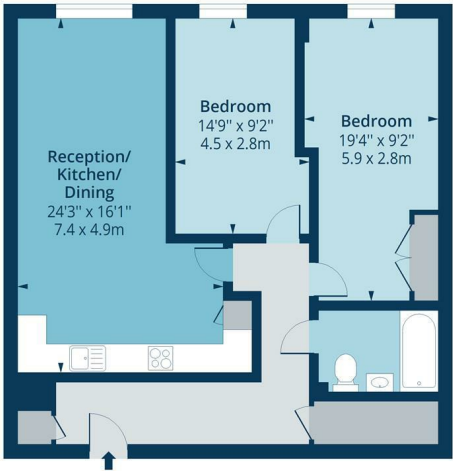
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	
<b>Council Tax</b>	



## Floorplan

### Judd Apartments, N8

Approx. Gross Internal Area 804 Sq Ft - 74.69 Sq M



### Ground Floor

Floor Area 804 Sq Ft - 74.69 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	63	
(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.