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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent
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PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

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020 8342 9444
www.philipalexander.net

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Great Amwell Lane, Hornsey N8

£485,000 FOR SALE

Flat - Purpose Built

2 1 1



Great Amwell Lane, Hornsey N8

£485,000

Description

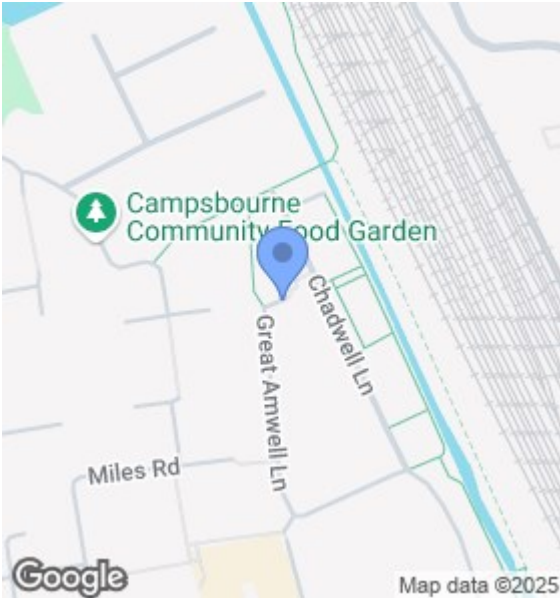
An attractively-presented apartment on the ground floor of a modern development close to Alexandra Palace and the surrounding park. The property has a spacious reception room with full-height, east-facing window and open-plan kitchen area.

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.

Hornsey Station, for services to a number of destinations, including regular trains into Moorgate, is within easy walking distance and Turnpike Lane (Piccadilly Line) only slightly further away.

Key Features

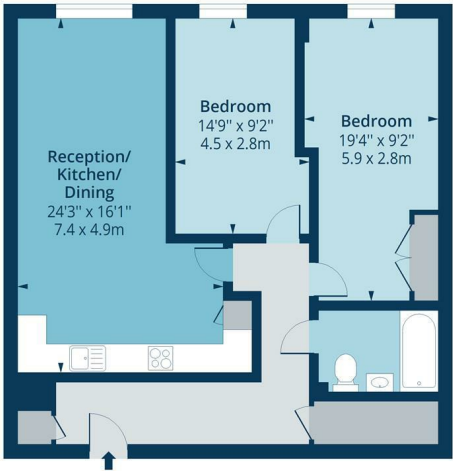
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



Floorplan

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			
(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.