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**New River Avenue, Hornsey N8**

**£1,750** FOR SALE

*Apartment - Purpose Built*

1 1 1



# New River Avenue, Hornsey N8 £1,750 Per

## Description

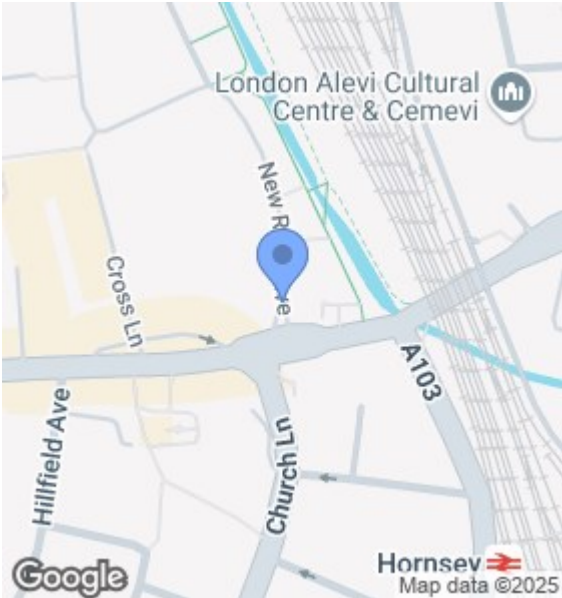
A modern one bedroom apartment situated on the ground floor of Amazon Apartments located within the popular New River Village development. The apartment is fitted to a very high standard and benefits from a modern open kitchen / lounge, large double bedroom and luxurious bathroom. NEW FLOORING, REDECORATION AND LIGHT FITTINGS.

On site facilities include a residents gym, sauna / steam room and a 24 hour concierge service. The development is undergoing some improvement works to some communal areas, which include; internal lighting upgrades, redecoration of communal areas, and new flooring in hallways (expected completion mid-end July 2025).

The 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.

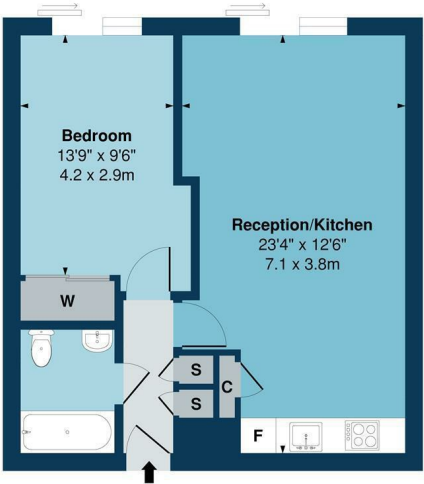
## Key Features

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



## Floorplan

Amazon Apartments, N8  
Approx. Gross Internal Area 500 Sq Ft - 46.50 Sq M



Ground Floor  
Floor Area 500 Sq Ft - 46.50 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 accuracy of the floorplan 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.