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**Mary Neuner Road, Alexandra Gate, London N8**  
**£2,550** TO LET

*Apartment - Purpose Built*

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# Mary Neuner Road, Alexandra Gate, £2,550pcm

## Description

A stunning two bedroom, two bathroom apartment, set on the first floor of Blenheim Mansions, located in Hornsey's newest luxury development, Alexandra Gate, N8. This beautiful apartment is well positioned and benefits from pleasant view from a private balcony terrace. The property has been designed to an excellent specification throughout, offering over 870 sq. ft of internal living space.

Alexandra Gate 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 - all providing easy access into Kings Cross, the City, and West End.

Onsite resident facilities include a 24-hour concierge service, swimming pool, gym and spa, and beautiful landscaped communal gardens.

## Key Features

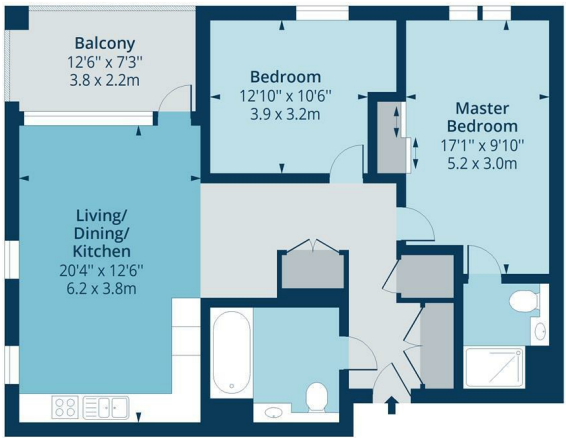
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	D
Council Tax	



## Floorplan

### Blenheim Mansions, N8

Approx. Gross Internal Area 876 Sq Ft - 81.38 Sq M  
Approx. Gross Balcony Area 88 Sq Ft - 8.18 Sq M



### First Floor

Floor Area 876 Sq Ft - 81.38 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.