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

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Chadwell Lane, Hornsey N8

£1,750 FOR SALE

Flat - Purpose Built

1 1 1



Chadwell Lane, Hornsey N8

£1,750 Per

Description

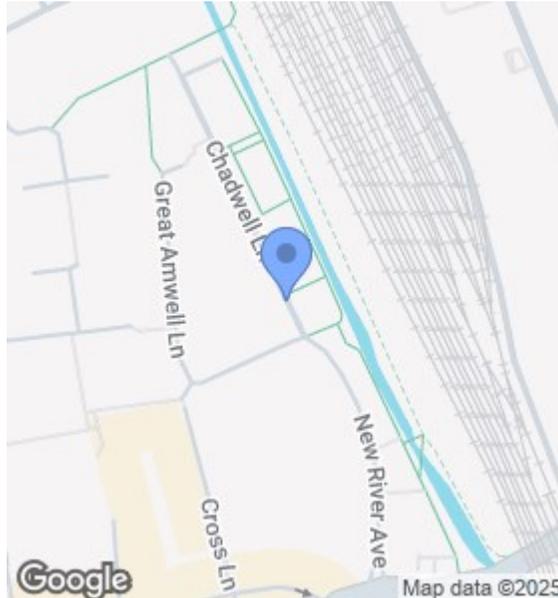
A modern one bedroom apartment situated on the second floor of Emerson Apartments located within the popular New River Village development. The apartment is fitted to a high standard and benefits from a modern open plan kitchen / reception room, a large double bedroom, modern bathroom and private balcony with views of Alexandra Palace.

On site facilities include a residents gym with sauna and steam room and a 24 hour concierge service. LONG LEASE 980+ YEARS. 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).

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 very close by.

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

Emerson Apartments, N8

Approx. Gross Internal Area 566 Sq Ft - 52.58 Sq M
Approx. Gross Balcony Area 83 Sq Ft - 7.71 Sq M



Second Floor

Floor Area 566 Sq Ft - 52.58 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.

ipaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(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.