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trustworthy
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straightforward
honest *a breath of*
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accessible
friendly *dependable*
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Quotes taken from independent
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Chadwell Lane, Hornsey N8

£450,000 FOR SALE

Apartment - Purpose Built

2 1 2



Chadwell Lane, Hornsey N8

£450,000

Description

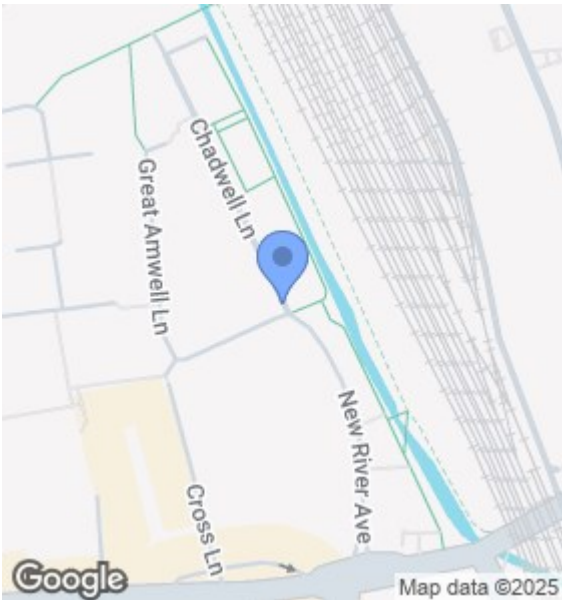
An excellently presented two bedroom chain free apartment, within the sought after New River Village development. The property benefits from a spacious open plan reception room with integrated kitchen, two bright double bedrooms with built-in storage space, a contemporary main bathroom, and an ensuite shower room. The property comes with a FULL LENGTH BALCONY. LONG LEASE 980+ YEARS.

This property also comes with a reserved parking space within the secure private car park.

On-site facilities include a resident's gym with sauna and steam room, a communal roof terrace 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

Key Features

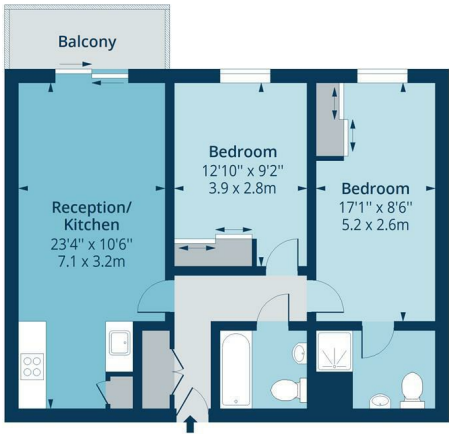
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	0
Council Tax	



Floorplan

Hudson Apartments, N8

Approx. Gross Internal Area 688 Sq Ft - 63.92 Sq M
Approx. Gross Balcony Area 48 Sq Ft - 4.46 Sq M



Second Floor

Floor Area 688 Sq Ft - 63.92 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.