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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

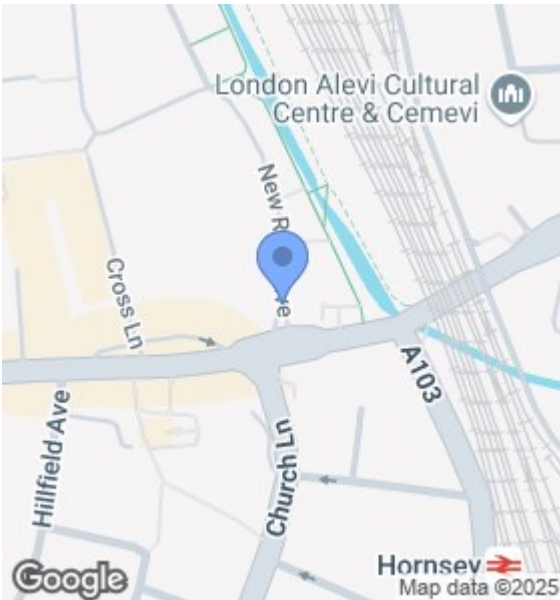
A one bedroom apartment set in Blake Apartments within the popular New River Village development. The apartment is fitted to a good standard throughout and features bright and modern living space, contemporary integrated kitchen, and bathroom, some of which has undergone recent refurbishment.

On site facilities include a resident's gym with sauna and steam room, a communal roof terrace and a 24 hour concierge service.

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

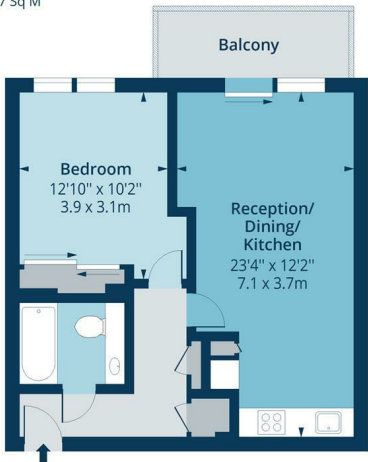
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	C
Council Tax	



## Floorplan

### Blake Apartments, N8

Approx. Gross Internal Area 543 Sq Ft - 50.44 Sq M  
Approx. Gross Balcony Area 60 Sq Ft - 5.57 Sq M



### Second Floor

Floor Area 543 Sq Ft - 50.44 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.

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## EPC

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