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PhilipAlexander Estate Agents 52 High Street, Hornsey London N8 7NX



020 8342 9444 www.philipalexander.net









Hampden Road, London N8

£550,000 FOR SALE

Flat - Purpose Built







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Hampden Road, London N8

£550,000

Description

Modern 2 Bedroom Apartment with Balcony Overlooking New River

A beautifully presented and spacious 2-bedroom modern apartment, ideally situated in a sought-after development with tranquil views overlooking the

This stylish home features a light-filled open-plan living area that seamlessly connects to a private balcony, perfect for enjoying morning coffee and sunrises with peaceful river views. The contemporary kitchen is fully fitted with integrated appliances, making it ideal for both everyday living and

Key Features

- Chain Free
- Allocated Parking Space
- Riverside Views
- · Secure Gated Entrance
- Nursey Onsite
- Close to Crouch End Broadway

Tenure **Lease Expires Ground Rent Service Charge**

Council Tax

Leasehold to be confirmed to be confirmed to be confirmed Local Authority Haringey







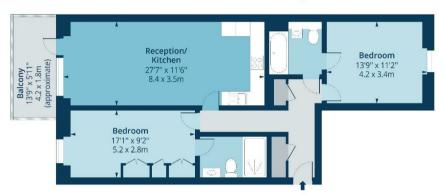
Floorplan

Altitude Point, N8

Approx. Gross Internal Area 893 Sq Ft - 82.96 Sq M Approx. Gross Balcony Area 81 Sq Ft - 7.52 Sq M







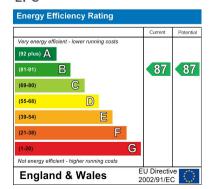
Third Floor

Floor Area 893 Sq Ft - 82.96 Sq M



lpaplus.com

EPC



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.