

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

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

Quotes taken from independent
Google reviews 2006 to 2016



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

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Chadwell Lane, London N8

£290,000 FOR SALE

Apartment - Purpose Built

1 1 1



Hudson Apartments, N8

£290,000

Description

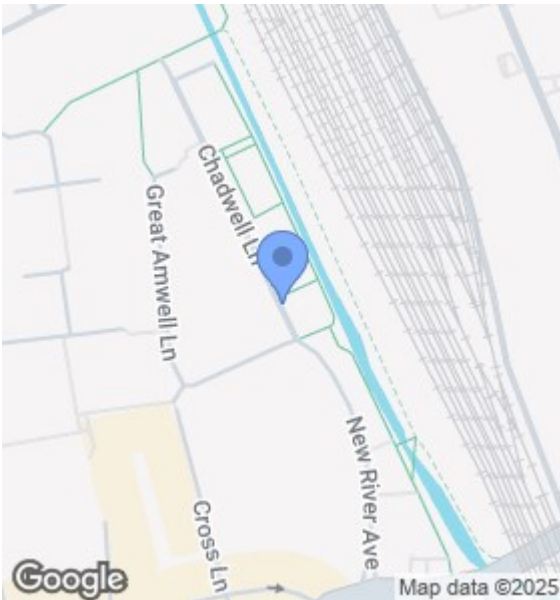
Stylish 1-Bedroom Ground Floor Apartment with Parking.

Situated within the highly sought-after New River Village development, this modern one-bedroom ground floor apartment offers bright, contemporary living just moments from Hornsey station and the vibrant amenities of Crouch End.

The property features a spacious open-plan living area with floor-to-ceiling windows, a modern fitted kitchen with integrated appliances, and direct access to a balcony.

Key Features

Tenure	Leasehold
Lease Expires	977 years remaining
Ground Rent	£1,700.00
Service Charge	£3,400.00
Local Authority	Haringey
Council Tax	C



Floorplan

Hudson Apartments, N8

Approx. Gross Internal Area 550 Sq Ft - 51.10 Sq M
Approx. Gross Balcony Area 119 Sq Ft - 11.06 Sq M



Ground Floor

Floor Area 550 Sq Ft - 51.10 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.