

# Your local property experts

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*professional* *fresh air*  
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Google reviews 2006 to 2016



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**New River Avenue, N8**  
**£350,000** FOR SALE  
*Flat - Purpose Built*

1 1 1



# New River Avenue, N8

£350,000

## Description

Chain Free- Bright & Spacious Studio Apartment – Blake Apartments, New River Village, N8

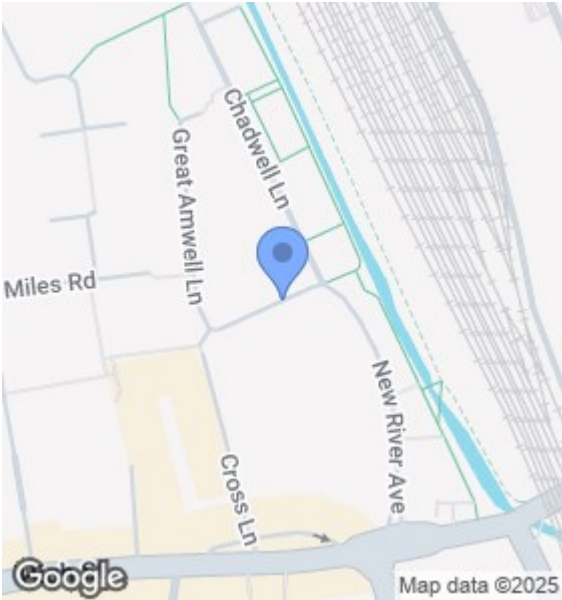
A beautifully presented one bedroom apartment located in the sought-after New River Village development. Offering over 977 years on the lease, this stylish apartment is ideal for first-time buyers, investors, or those seeking a vibrant London base.

Finished to a high standard throughout, the property features:

A bright and modern open-plan living space

## Key Features

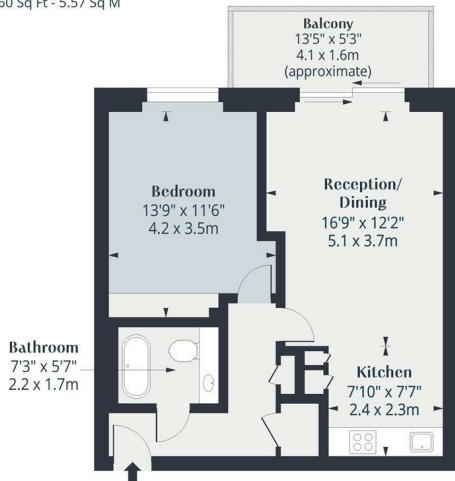
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



## Floorplan

### Blake Apartments, N8

Approx. Gross Internal Area 558 Sq Ft - 51.84 Sq M  
Approx. Gross Balcony Area 60 Sq Ft - 5.57 Sq M



Third Floor

Floor Area 558 Sq Ft - 51.84 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			
(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.