



barnard marcus

Judd Apartments, Great Amwell Lane, London N8 7NP



welcome to

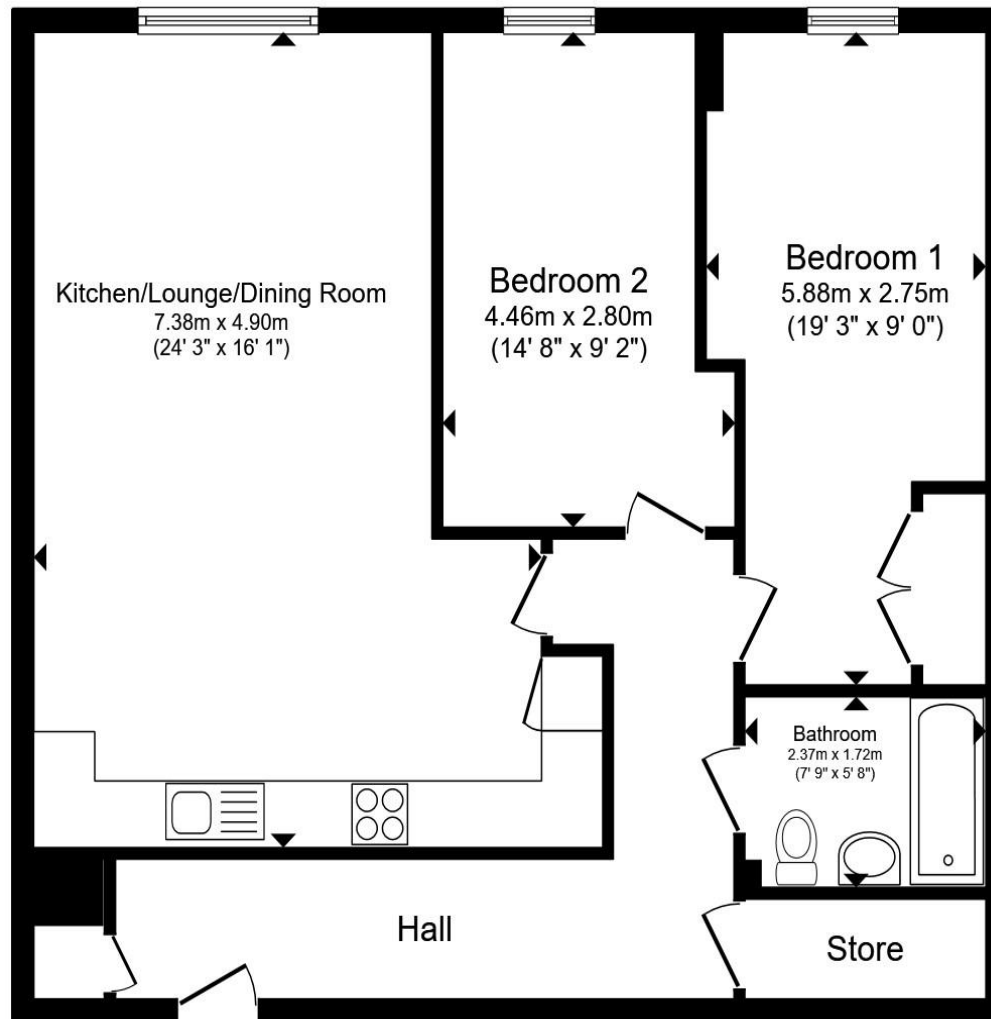
Judd Apartments Great Amwell Lane, London

An opportunity to purchase this attractive and extremely well-proportioned apartment situated on the ground floor of this sought-after modern development. The flat benefits from a spacious reception with open plan kitchen, two bedrooms, modern bathroom and allocated parking space in the garage.

New River Village is a superb contemporary development, located just off Hornsey High Street, so benefiting from the extensive services of the area that include a good selection of local shops and cafes, large Sainsbury Supermarket and Hornsey Rail Station (Great Northern) which provides 20 minute access to Moorgate.

Hornsey is situated below Alexandra Palace, providing access all its open parkland and leisure facilities as well as those of Priory Park and Finsbury Park. With Crouch End, Muswell Hill and Wood Green all nearby, there is plenty of further shopping, myriad bus routes and good road access across, and out of, London.





Total floor area 81.4 m² (876 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Judd Apartments Great Amwell Lane, London

- Modern development
- Ground floor
- Two bedrooms
- Allocated parking space
- Open plan fitted kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: £2,400 pa

Ground Rent: Zero

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 May 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH106334



Property Ref:
MUH106334 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8444 4215



MuswellHill@barnardmarcus.co.uk



262 Muswell Hill Broadway, Muswell Hill,
London, N10 3SH



barnardmarcus.co.uk