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

Quotes taken from independent Google reviews 2006 to 2016



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**Chadwell Lane, Hornsey N8**

**£400,000** FOR SALE

Apartment

 2  1  2



# Chadwell Lane, Hornsey N8

**£400,000**

## Description

A beautifully presented modern two-bedroom apartment situated in the heart of N8, offered to the market chain free. This stylish property benefits from a bright and spacious open-plan living area, contemporary kitchen with integrated appliances, and two well-proportioned bedrooms.

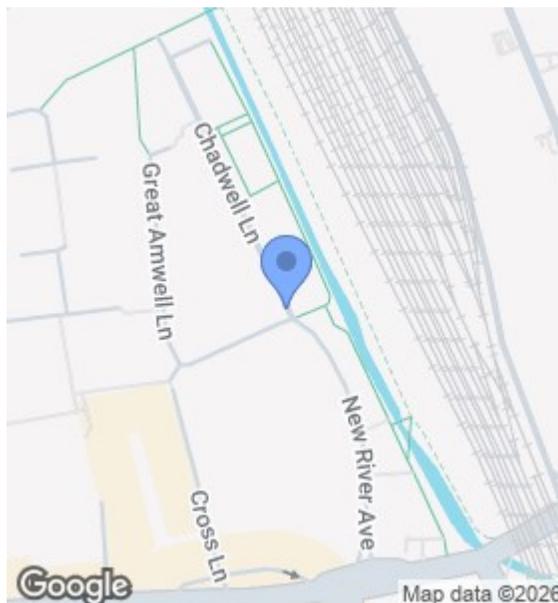
Additional highlights include:

Sleek modern finish throughout

Allocated parking space for convenience

## Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	976 years remaining
<b>Ground Rent</b>	£778.51
<b>Service Charge</b>	£5,355.02
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	D



## Floorplan

### Kinnear Apartments, N8

Approx. Gross Internal Area 685 Sq Ft - 63.64 Sq M  
Approx. Gross Balcony Area 311 Sq Ft - 28.89 Sq M

**Philip Alexander**



**First Floor**  
Floor Area 685 Sq Ft - 63.64 Sq M

**RICS Certified Property Measurer** 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. Created for Philip Alexander by lpaplus.com Date: 25/11/2025

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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.