

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, Hornsey N8

£325,000 FOR SALE

Apartment

 1  1  1



Chadwell Lane, Hornsey N8

£325,000

Description

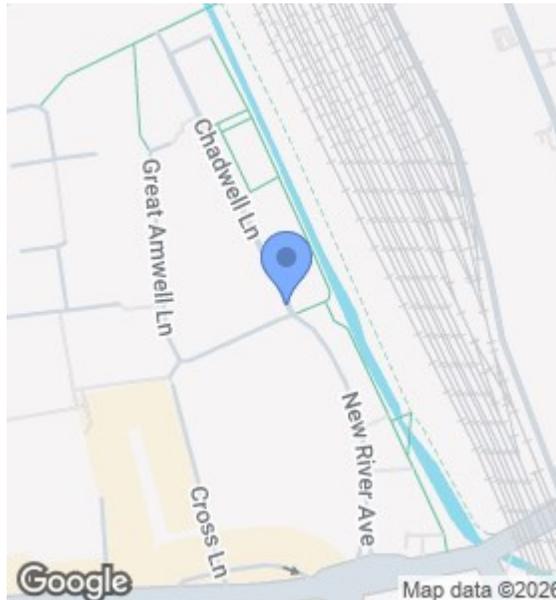
A bright and modern first-floor one-bedroom flat located in the heart of Hornsey, N8 7RF. This stylish home offers contemporary interiors, excellent natural light, and superb access to transport links and the vibrant amenities of Crouch End and Hornsey High Street. Ideal for first-time buyers or investors seeking a low-maintenance London property. Private balcony and use of a communal roof terrace. On site facilities include a residents gym, sauna / steam room and a 24 hour concierge service. The New River Village is Located within a few minutes' walk of shops, bars and restaurants on Hornsey High Street and Crouch End Broadway. For easy transport into Central London - Hornsey train station and Turnpike Lane tube station (Piccadilly Line) are only a few minutes' walk away.

Key Features-

Key Features

- One bedroom apartment Offered furnished Private balcony On site residents gym 24 hour concierge Large communal roof terrace Optional parking space available Short walk to Hornsey train station SORRY NO DSS / NO PETS / NO SMOKERS

Tenure Leasehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority 0
Council Tax



Floorplan

Emerson Apartments N8

Approx. Gross Internal Area 527 Sq Ft - 48.96 Sq M
Approx. Gross Terrace Area 102 Sq Ft - 9.48 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.

Created for Philip Alexander by lpaplus.com Date: 9/2/2026



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.