

# Your local property experts

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*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

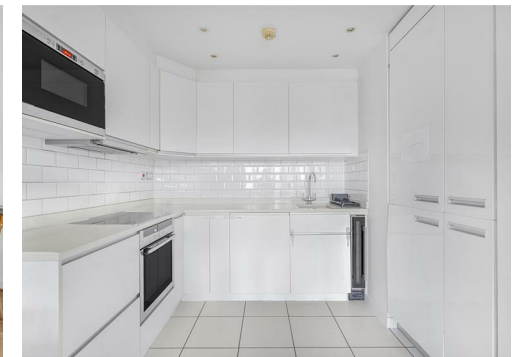
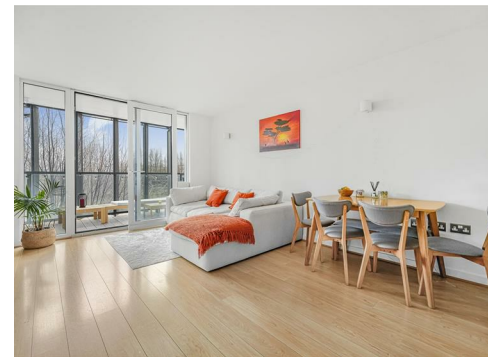


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thinking local

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## Amazon Apartments, Hornsey N8

**£450,000** FOR SALE

Apartment

2 1 2



# Amazon Apartments, Hornsey N8

**£450,000**

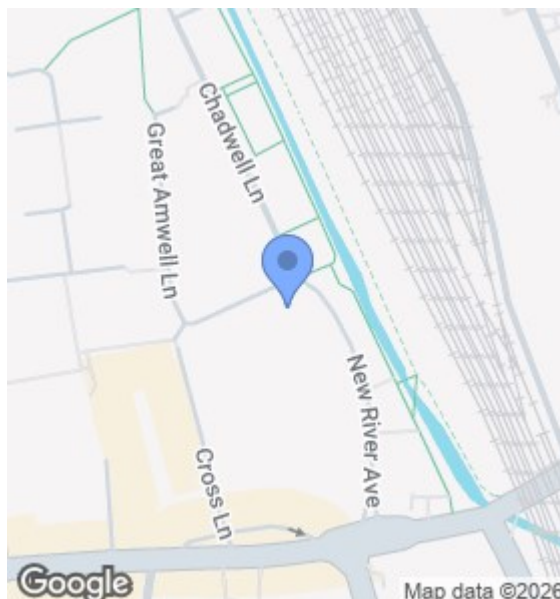
## Description

Set within the highly sought-after New River Village development, this stylish and contemporary two-bedroom apartment offers bright, well-designed living spaces and the rare advantage of being sold chain free. Positioned moments from Hornsey Station and within easy reach of Crouch End's vibrant shops, cafés, and green spaces, the property combines modern convenience with an excellent location.

The apartment features an open-plan kitchen/living area with floor-to-ceiling windows, two well-proportioned bedrooms, and a sleek bathroom. Residents also benefit from landscaped communal areas, on-site concierge services, and an allocated parking space—making this an ideal home for first-time buyers, downsizers, or investors.

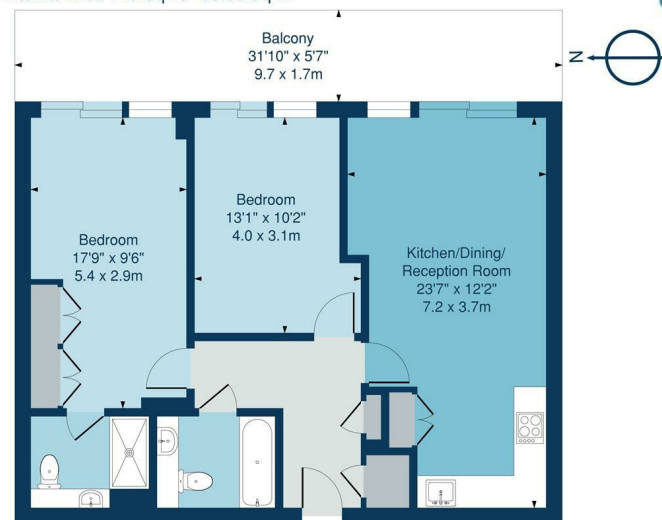
## Key Features

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




## Floorplan


**Amazon Apartments, N8**  
Approx. Gross Internal Area 719 Sq Ft - 69.60 Sq M



**Second Floor**  
Floor Area 749 Sq Ft - 69.60 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 accuracy of the floorplan 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		82	87
(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.