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accessible
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Mary Neuner Road, London N8

£2,100 FOR SALE

Apartment - Purpose Built

 1  1  1

PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

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Mary Neuner Road, London N8

£2,100 Per

Description

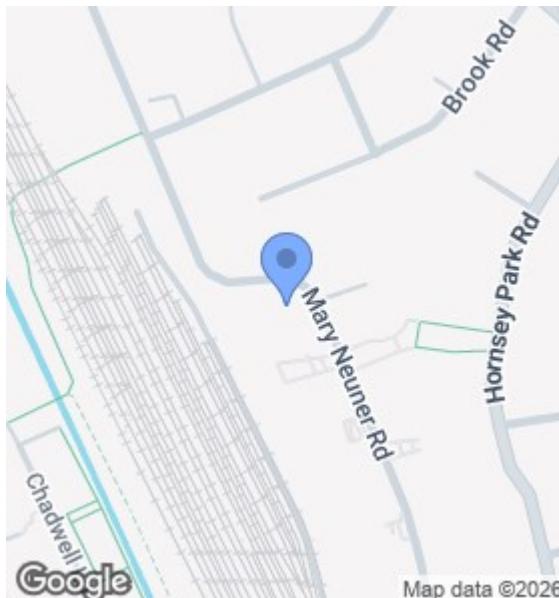
A stunning one-bedroom apartment situated on the fourth floor of Winchat House, forming part of Hornsey's flagship luxury development, Alexandra Gate, N8. Beautifully positioned, the apartment enjoys uninterrupted views of Alexandra Palace from a generous private enclosed balcony terrace, accessible from both the reception room and the bedroom.

Designed to an exceptional specification throughout, this stylish home perfectly showcases contemporary luxury living, with modern integrate kitchen (including microwave and dishwasher), and stylish bathroom.

- One spacious double bedroom (this is the largest 1-bedroom layout in the building)

Key Features

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



Floorplan

Winchat House N8

Approx. Gross Internal Area 629 Sq Ft - 58.43 Sq M
Approx. Gross Balcony Area 64 Sq Ft - 5.95 Sq M



Fourth Floor

Floor Area 629 Sq Ft - 58.43 Sq M

**Philip
Alexander**



Certified
Property
Measure

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	85	85
(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.