

# 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](http://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](http://www.philipalexander.net)

**philipalexander**  
Thinking local



**Chadwell Lane, Hornsey N8**

**£450,000** FOR SALE

*Apartment - Purpose Built*

🛏️ 2 🚗 1 🚿 2



# Chadwell Lane, Hornsey N8

£450,000

## Description

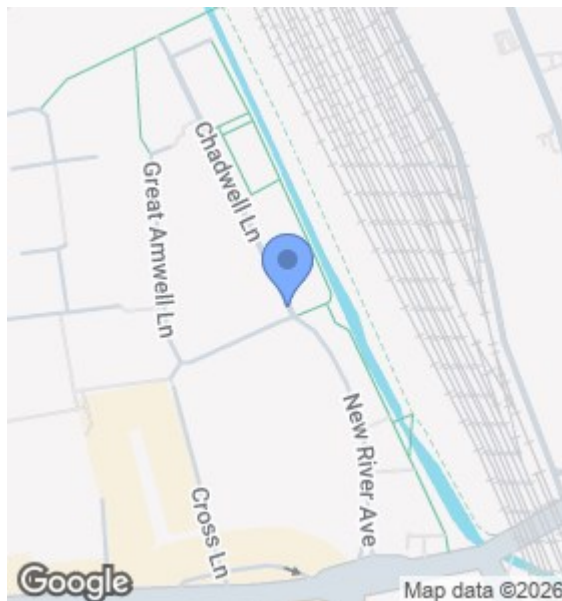
An excellently presented two bedroom chain free apartment, within the sought after New River Village development. The property benefits from a spacious open plan reception room with integrated kitchen, two bright double bedrooms with built-in storage space, a contemporary main bathroom, and an ensuite shower room. The property comes with a FULL LENGTH BALCONY. LONG LEASE 980+ YEARS.

This property also comes with a reserved parking space within the secure private car park.

On-site facilities include a resident's gym with sauna and steam room, a communal roof terrace and a 24 hour concierge service. The development is undergoing some improvement works to some communal areas, which include; internal lighting upgrades, redecoration of communal areas, and new

## Key Features

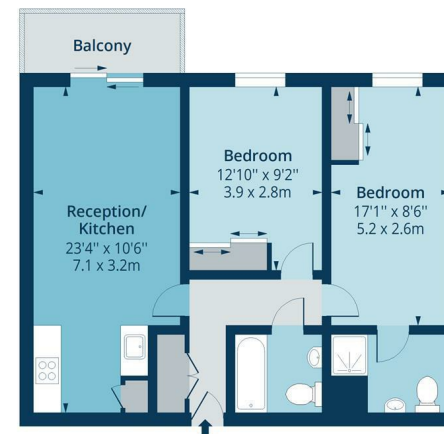
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	0
<b>Council Tax</b>	



## Floorplan

### Hudson Apartments, N8

Approx. Gross Internal Area 688 Sq Ft - 63.92 Sq M  
Approx. Gross Balcony Area 48 Sq Ft - 4.46 Sq M



### Second Floor


Floor Area 688 Sq Ft - 63.92 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.

lpaplus.com

## 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			
<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.