

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



New River Avenue, Hornsey N8

£475,000 FOR SALE

Apartment

2 1 2



New River Avenue, Hornsey N8 £475,000

Description

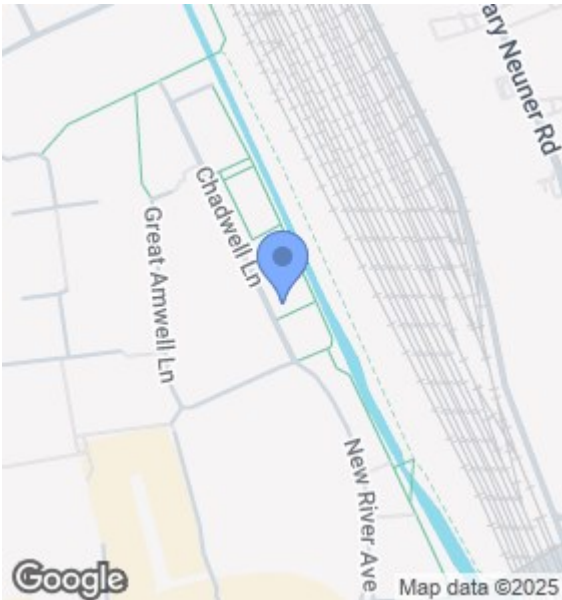
Modern 2-Bedroom Apartment with Balcony Views in Vibrant N8

Immaculately presented throughout, this stylish two-bedroom apartment offers contemporary living in the heart of the sought-after N8 postcode. The spacious accommodation features a bright open-plan living area leading onto a private balcony with sweeping views of Alexandra Palace and the surrounding area - perfect for relaxing or entertaining.

The main bedroom benefits from a sleek en-suite shower room, while a separate modern bathroom serves guests and the second bedroom. Finished to a high standard, the property boasts quality fixtures, made-to-measure blinds, and an app-controlled heating system for added comfort and convenience.

Key Features

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



Floorplan

Amazon Apartments, N8

Approx. Gross Internal Area 787 Sq Ft - 73.11 Sq M
Approx. Gross Balcony Area 87 Sq Ft - 8.08 Sq M



Third Floor

Floor Area 787 Sq Ft - 73.11 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			
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.