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*faultless service*  
*straightforward*  
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*professional* *fresh air*  
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PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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**Chadwell Lane, Hornsey N8**

**£400,000** FOR SALE

*Flat - Purpose Built*

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# Chadwell Lane, Hornsey N8

£400,000

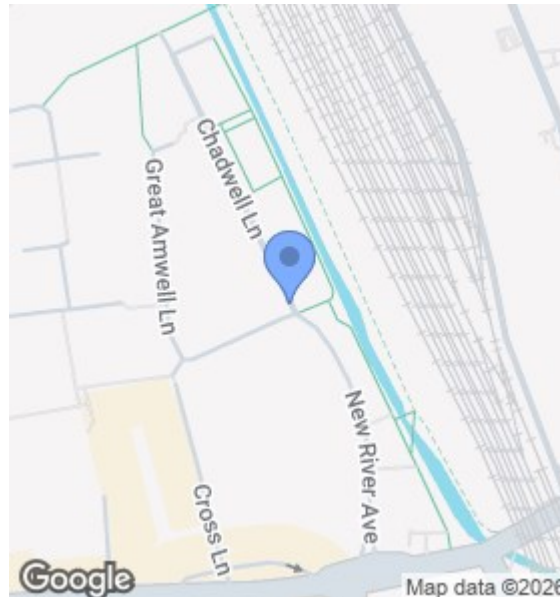
## Description

A stylish and modern two-bedroom apartment set on the third floor of the highly sought-after New River Village development in Hornsey, N8. This well-presented home benefits from an impressive L-shaped balcony, an allocated parking space, and is offered with no onward chain, making it an ideal first-time purchase or investment opportunity. With contemporary interiors, excellent transport links, and vibrant local amenities nearby, it delivers both comfort and convenience in a popular North London location.

On-site facilities include a resident's gym with sauna and steam room, a communal roof terrace and a 24 hour concierge service. 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 very close by.

## 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>	Haringey
<b>Council Tax</b>	D

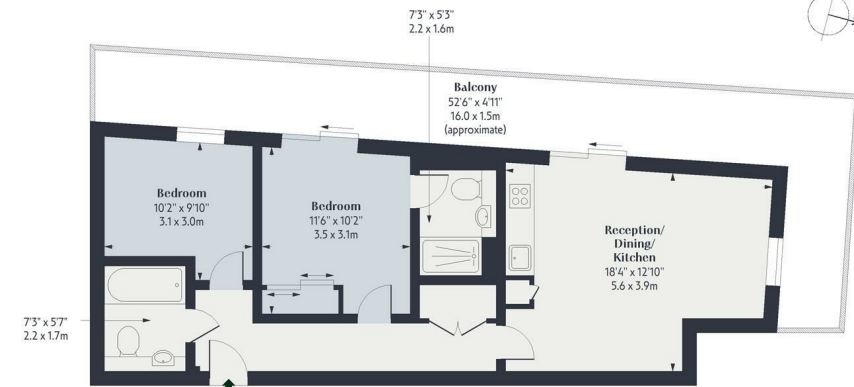


## Floorplan


### Tyfe House N8

Approx. Gross Internal Area 636 Sq Ft - 59.08 Sq M  
Approx. Gross Balcony Area 303 Sq Ft - 28.15 Sq M

 Philip  
Alexander




**Third Floor**  
Floor Area 636 Sq Ft - 59.08 Sq M


 **Certified Property Measurer**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		76	82
(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.