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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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**Chadwell Lane, Hornsey N8**

**£325,000** FOR SALE

*Apartment - Purpose Built*

 1  1  1



# Chadwell Lane, Hornsey N8

£325,000

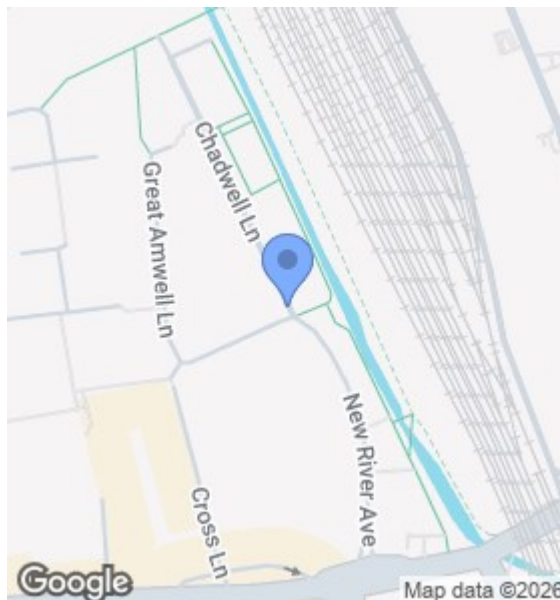
## Description

A bright and modern first-floor one-bedroom flat located in the heart of Hornsey, N8 7RF. This stylish home offers contemporary interiors, excellent natural light, and superb access to transport links and the vibrant amenities of Crouch End and Hornsey High Street. Ideal for first-time buyers or investors seeking a low-maintenance London property. Private balcony and use of a communal roof terrace.

On site facilities include a residents gym, sauna / steam room and a 24 hour concierge service. The 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 only a few minutes' walk away.

## Key Features

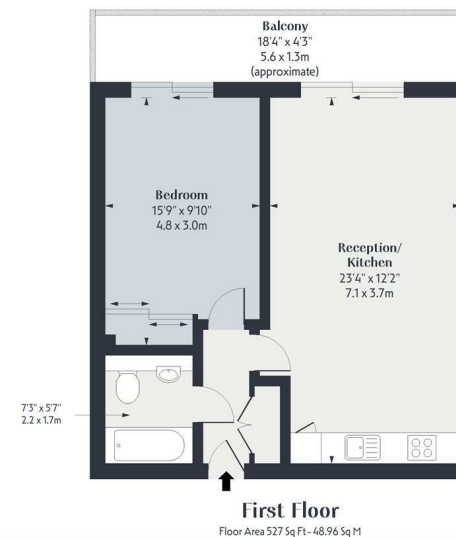
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	



## Floorplan

### Emerson Apartments N8

Approx. Gross Internal Area 527 Sq Ft - 48.96 Sq M  
Approx. Gross Terrace Area 102 Sq Ft - 9.48 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.

Created for Philip Alexander by lpaplus.com Date: 9/2/2026



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>85</b>
(69-80) <b>C</b>			
(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.