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*professional* *fresh air*  
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*friendly* *dependable*  
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**Chadwell Lane, Hornsey N8**

**£2,250** FOR SALE

*Apartment - Purpose Built*

2 1 2



# Chadwell Lane, Hornsey N8

£2,250 Per

## Description

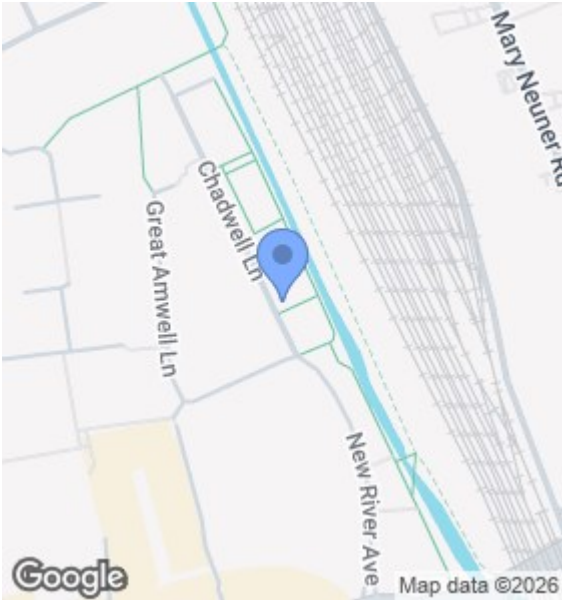
A beautifully presented, contemporary two-bedroom apartment set on the second floor of Fyfe House, within the highly sought-after New River Village development. Finished to a high specification throughout, this impressive home offers bright, spacious accommodation and modern living in a prime location.

The apartment features a generous open-plan reception room with a sleek, fully integrated kitchen, two well-proportioned double bedrooms, and access to a private balcony terrace. Further benefits include a stylish family bathroom and a modern en-suite shower room to the principal bedroom.

- Two spacious double bedrooms

## Key Features

|                 |                 |
|-----------------|-----------------|
| Tenure          | to be confirmed |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | Haringey        |
| Local Authority | D               |
| Council Tax     |                 |

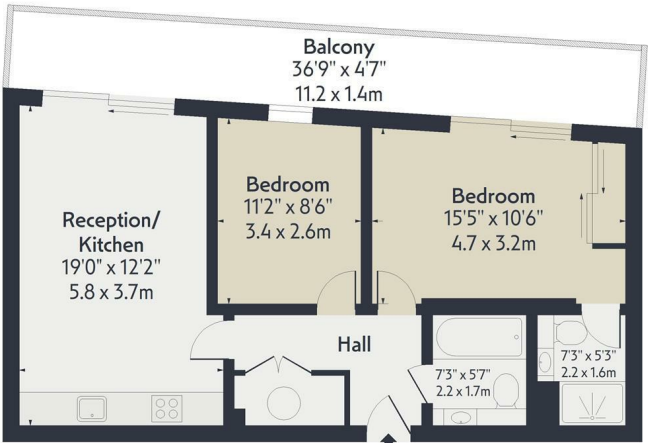


## Floorplan

### Fyfe House N8

Approx. Gross Internal Area 645 Sq Ft - 59.92 Sq M  
Approx. Gross Balcony Area 172 Sq Ft - 15.98 Sq M

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Alexander



### Second Floor

Floor Area 645 Sq Ft - 59.92 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.

Created for Philip Alexander  
by lpaplus.com  
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## 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<br>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.