

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



Chadwell Lane, Hornsey N8

£2,250 FOR SALE

Apartment - Purpose Built

 2  1  2



Chadwell Lane, Hornsey N8

£2,250 Per

Description

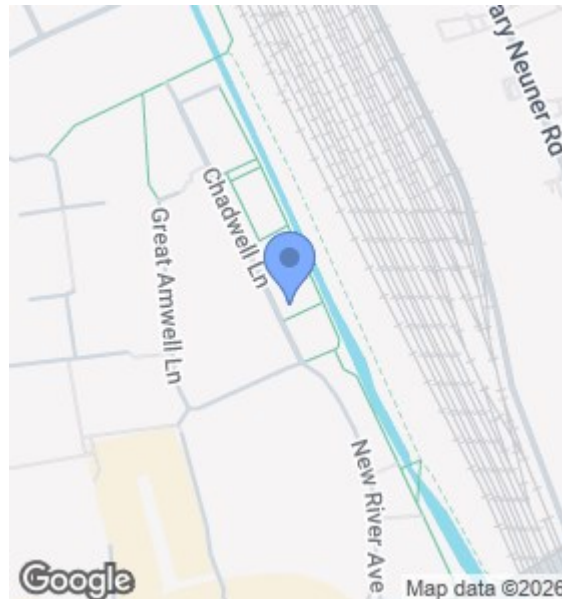
A beautifully presented, contemporary two-bedroom apartment set in Kinnear Apartments, within the highly sought-after New River Village development. Finished to a high specification throughout, this impressive home offers bright, spacious accommodation and modern living in a prime location.

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



philipalexander
thinking local



TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2016

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.