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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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*transparent*

Quotes taken from independent Google reviews 2006 to 2016



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## Hampden Road, London N8

**£550,000** FOR SALE

Flat - Purpose Built

 2  1  2



# Hampden Road, London N8

£550,000

## Description

Modern 2 Bedroom Apartment with Balcony Overlooking New River

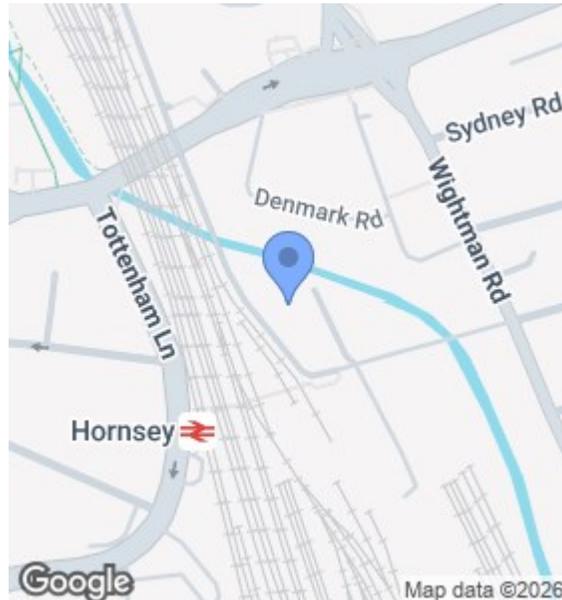
A beautifully presented and spacious 2-bedroom modern apartment, ideally situated in a sought-after development with tranquil views overlooking the New River.

This stylish home features a light-filled open-plan living area that seamlessly connects to a private balcony, perfect for enjoying morning coffee and sunrises with peaceful river views. The contemporary kitchen is fully fitted with integrated appliances, making it ideal for both everyday living and entertaining.

## Key Features

- Chain Free
- Allocated Parking Space
- Riverside Views
- Secure Gated Entrance
- Nursey Onsite
- Close to Crouch End Broadway

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



## Floorplan

### Altitude Point, N8

Approx. Gross Internal Area 893 Sq Ft - 82.96 Sq M  
 Approx. Gross Balcony Area 81 Sq Ft - 7.52 Sq M



**Third Floor**  
 Floor Area 893 Sq Ft - 82.96 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) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>87</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.