



Castles

ASKING PRICE LEASEHOLD

£525,000

Hampden Road

London, N8 0EH

PROPERTY SUMMARY

Nestled on Hampden Road in London, this exquisite two-bedroom flat is a remarkable opportunity for those seeking modern living in a vibrant area. Constructed in 2019, this new build property is situated on the eighth floor of a secure, gated development, providing stunning views of the iconic London skyline.

Upon entering the hallway, you will then be greeted by a spacious open-plan kitchen and reception area, perfect for both entertaining guests and enjoying quiet evenings at home. The flat features a well-appointed three-piece bathroom suite and an en-suite shower room, ensuring comfort and convenience. Ample storage is available with a substantial cupboard, catering to all your organisational needs.

One of the standout features of this property is the private balcony, offering a delightful outdoor space to relax and take in the surrounding views. The flat is ideally located next to Hornsey rail station (National Rail, connections to Finsbury Park & Alexandra Palace etc), making commuting a breeze. Additionally, the vibrant locales of Green Lanes and Crouch End Broadway are within walking distance, providing a plethora of independent shops and eateries to explore.

This beautifully presented flat is perfect for first-time buyers or those looking to invest in a prime London location. With its modern amenities and excellent transport links, it truly represents a fantastic opportunity to embrace city living at its finest. Do not miss the chance to make this stunning property your new home.

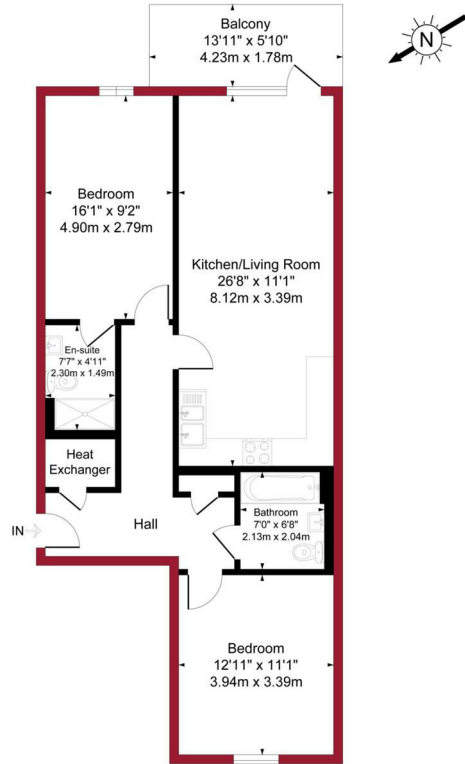
The property will be offered on a chain free basis.

Lease: 242 years remaining (250 years from 24 June 2018)
Current Service/Maintenance Charge: £2150.87
Ground Rent: £535.00 per annum - review period: unconfirmed - yearly review





Altitude Point, Hampden Road, London, N8 Approximate Gross Internal Area = 845 sq ft / 78.4 sq m



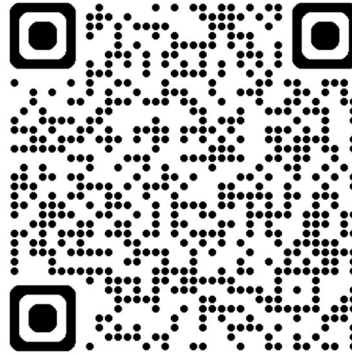
Eighth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For a guide to the area please scan this code for more information



Flat

Leasehold

Council Tax Band: D

Lease Remaining: 242 Years

Service Charge: £2150.87 P/A

Ground Rent: £535.00 P/A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(67-91)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		87	87
EU Directive 2002/91/EC			