

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

020 8342 9444
www.philipalexander.net

 philipalexander
thinking local



**New River Avenue, Hornsey N8
£385,000 FOR SALE**

Apartment - Purpose Built

 1  1  1

PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

 philipalexander
thinking local



New River Avenue, Hornsey N8

£385,000

Description

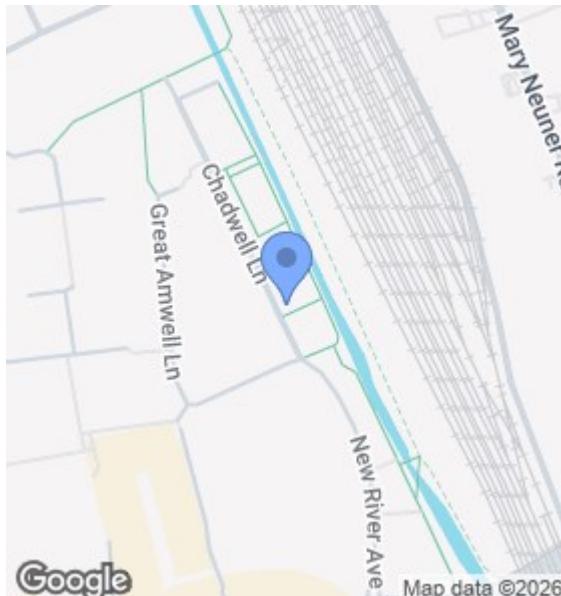
A Rarely Available One-Bedroom Apartment with Wrap-Around Balcony, Secure Parking & Premium Facilities – New River Village, N8

This beautifully presented second-floor apartment in the sought-after Blake Apartments offers modern living in one of Hornsey's most desirable developments.

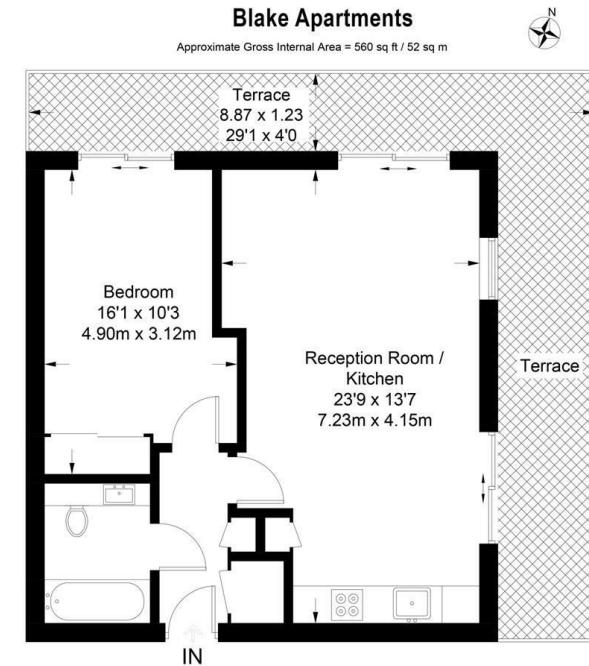
*Spacious dual-aspect open-plan living with floor-to-ceiling windows and access to a wrap-around balcony – ideal for entertaining or relaxing with far-reaching views

Key Features

Tenure	Leasehold
Lease Expires	976 years
Ground Rent	£545.00
Service Charge	£4,340.00
Local Authority	Haringey
Council Tax	



Floorplan



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID306053)

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	72	84
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.