

# Your local property experts

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*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



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020 8342 9444  
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**New River Avenue, Hornsey N8**

**£385,000** FOR SALE

*Apartment - Purpose Built*

1 1 1



New River Avenue, Hornsey N8 £385,000

Description

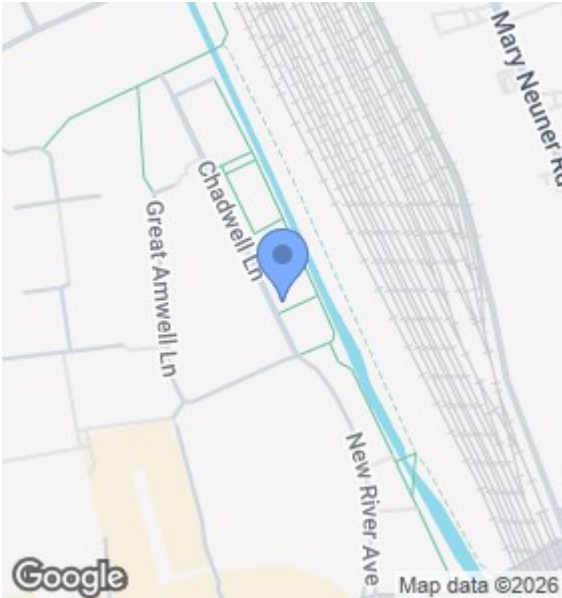
A Rarely Available One-Bedroom Apartment with Wrap-Around Balcony, Secure Parking & Premium Facilities – New River Village, N8

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

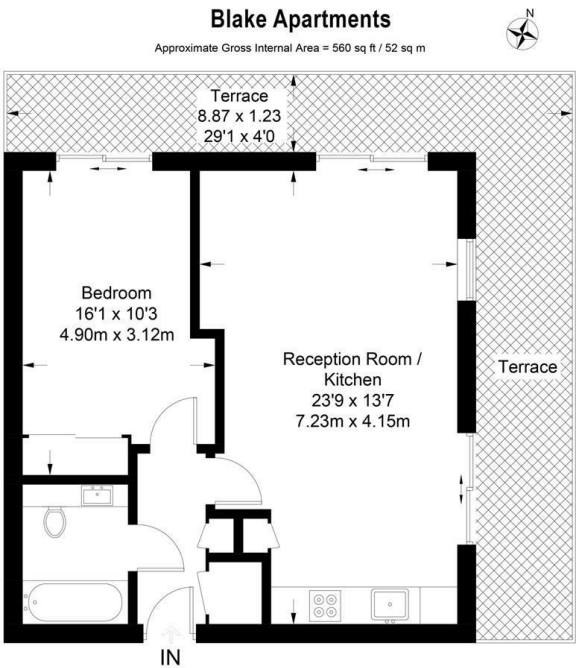
\*Spacious dual-aspect open-plan living with floor-to-ceiling windows and access to a wrap-around balcony – ideal for entertaining or relaxing with far-reaching views

Key Features

- Tenure Leasehold
- Lease Expires 976 years
- Ground Rent £545.00
- Service Charge £4,340.00
- Local AuthorityHaringey
- 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		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.