

# 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](http://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](http://www.philipalexander.net)

**philipalexander**  
thinking local



**New River Avenue, Hornsey N8**

**£1,500** FOR SALE

Studio

0 1 1



# New River Avenue, Hornsey N8

£1,500 Per

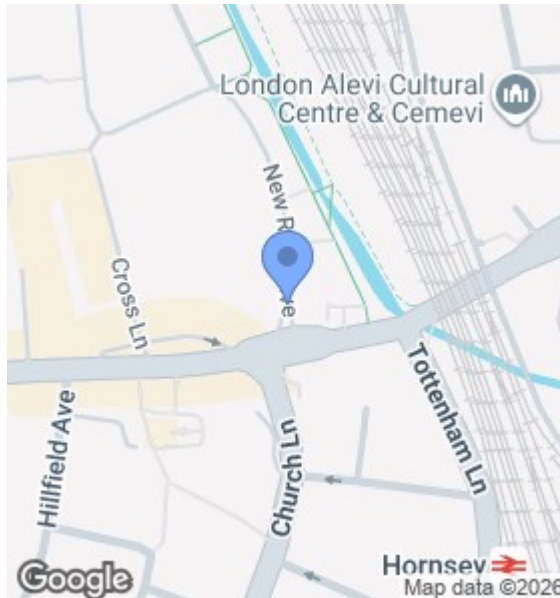
## Description

A spacious and beautifully presented studio apartment set on the lower ground floor of Blake Apartments, within the highly sought-after New River Village development. Finished to a high standard throughout, the property offers bright and contemporary living space with direct access to a private south-facing balcony. The apartment further benefits from a separate sleeping area, stylish laminate flooring, a modern fitted kitchen, and a sleek shower room. A secure underground parking space is also included.

Residents of New River Village enjoy access to excellent on-site facilities including a fully equipped gym, sauna and steam room, a communal roof terrace, and a 24-hour concierge service.

## Key Features

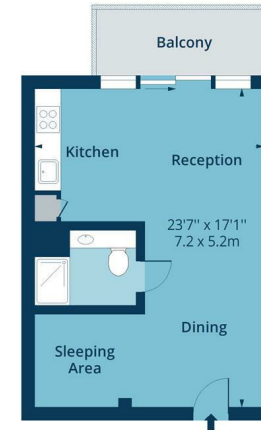
<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Haringey
<b>Local Authority</b>	B
<b>Council Tax</b>	



## Floorplan

### Blake Apartments, N8

Approx. Gross Internal Area 403 Sq Ft - 37.44 Sq M  
Approx. Gross Balcony Area 65 Sq Ft - 6.04 Sq M




### Lower Ground Floor

Floor Area 403 Sq Ft - 37.44 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) A			
(81-91) B			
(69-80) C			
(55-68) D		73	82
(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.