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New River Avenue, London N8

£465,000 FOR SALE

Apartment - Purpose Built

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

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New River Avenue, London N8

£465,000

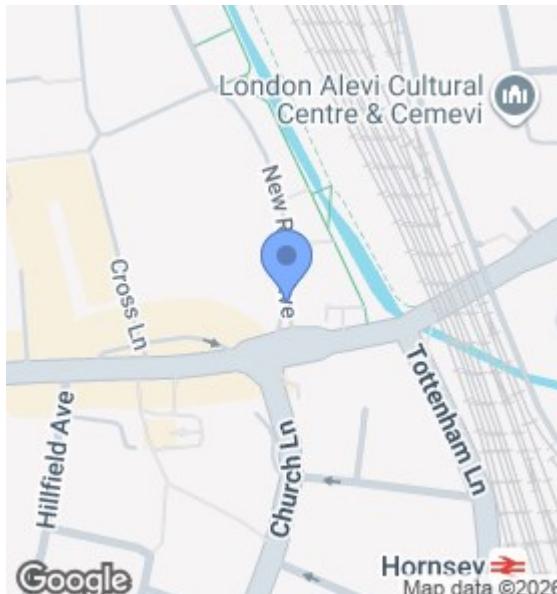
Description

An excellently presented two bedroom apartment set on the third floor of Amazon Apartments, within the sought after New River Village development. The property benefits from a spacious open plan reception room with integrated kitchen, two bright double bedrooms (one with built-in storage space), a contemporary main bathroom, and an ensuite shower room. The property comes with a FULL LENGTH BALCONY (with adjustable metal shade covers). LONG LEASE 980+ YEARS.

On-site facilities include a resident's gym with sauna and steam room, a communal roof terrace and a 24 hour concierge service. The development is undergoing some improvement works to some communal areas, which include; internal lighting upgrades, redecoration of communal areas, and new flooring in hallways (expected completion mid-end July 2025).

Key Features

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



Floorplan

Amazon Apartments, N8

Approx. Gross Internal Area 750 Sq Ft - 69.60 Sq M



Third Floor
Floor Area 750 Sq Ft - 69.60 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 accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	86
(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.