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Call **020 8342 9444** to speak to one of our friendly team.



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**New River Village, Hornsey N8**

**£325,000 FOR SALE**

*Apartment*

1 1 1



## New River Village, Hornsey N8 £325,000

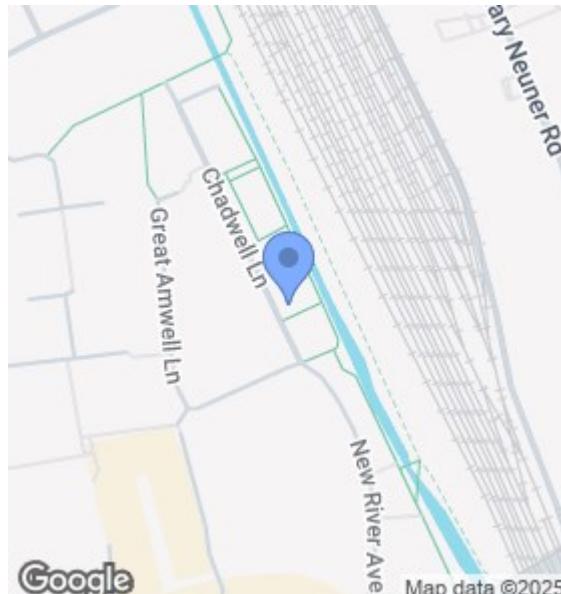
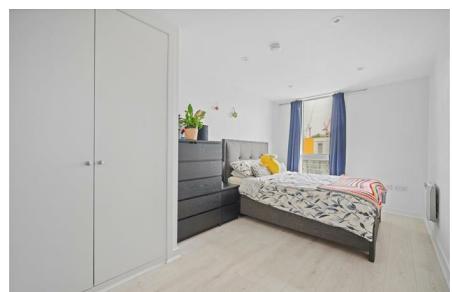
### Description

The apartment is situated on the top floor (fourth floor) of Judd Apartments located within the popular New River Village development. The apartment is fitted to a high standard and benefits from a secure off street parking space, a modern open plan kitchen / living room, a large double bedroom, large bathroom and lots of storage.

Located within a few minutes walk of shops, bars and restaurants on Hornsey High Street and Crouch End Broadway. For easy transport into Central London - Hornsey train station and Turnpike Lane tube station (Piccadilly Line) are only a few minutes walk away.

### Key Features

- 60% Share of ownership
- One bedroom apartments
- Modern kitchen and bathroom
- Secure underground parking space
- Walking distance of train and tube
- Monthly rent payable: £241
- Approx Monthly service charge: £134
- Approx.



### Floorplan

#### Judd Apartments, N8

Approx. Gross Internal Area 587 Sq Ft - 54.53 Sq M



#### Fourth Floor

Floor Area 587 Sq Ft - 54.53 Sq M



Certified  
Property  
Measure

lpaplus.com

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.

### 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.