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**Chadwell Lane, Hornsey N8**

**£325,000 FOR SALE**

*Apartment*



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

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## Chadwell Lane, Hornsey N8

**£325,000**

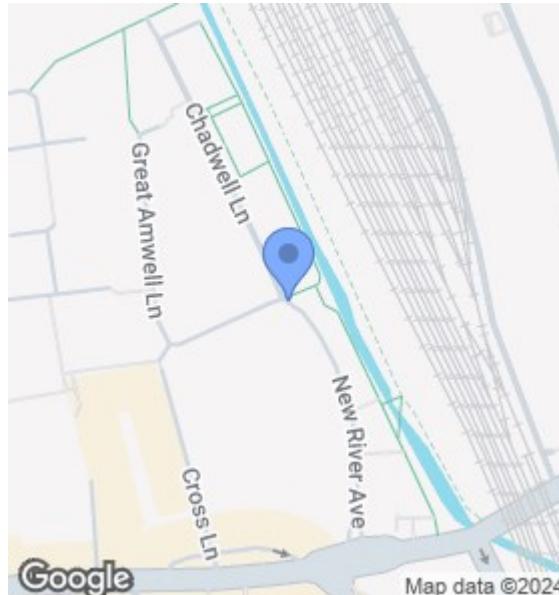
### Description

A stunning apartment set on the second floor of Emerson Apartments within the sought after New River Village development. The property benefits from a bright & spacious open plan reception/kitchen, a large bedroom, contemporary bathroom and a private balcony. On-site facilities include a resident's gym (with a sauna & a steam room), 24 hour concierge service, communal roof terrace and lawns.

New River Village is Located within a few minute walk of the 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 also within a short walk.

### Key Features

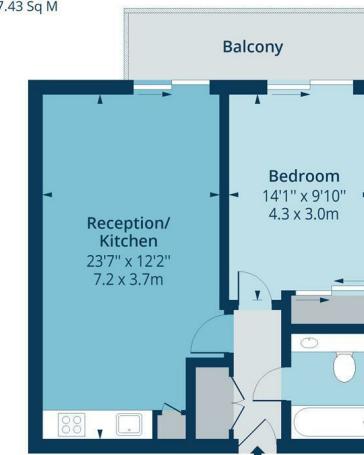
- One bedroom apartment
- Modern development
- Second floor
- Private balcony
- Communal roof terrace
- 24 hour concierge service
- Resident's gym with sauna and steam room
- Short walk to Hornsey train station
- Short walk to Crouch End Broadway



### Floorplan

#### Emerson Apartments, N8

Approx. Gross Internal Area 535 Sq Ft - 49.70 Sq M  
Approx. Gross Balcony Area 80 Sq Ft - 7.43 Sq M



#### Second Floor

Floor Area 535 Sq Ft - 49.70 Sq M



Certified  
Property  
Measure

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.

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### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	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.