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New River Avenue, Hornsey N8

£1,500 FOR SALE

Studio

0 1 1



New River Avenue, Hornsey N8 £1,500 Per

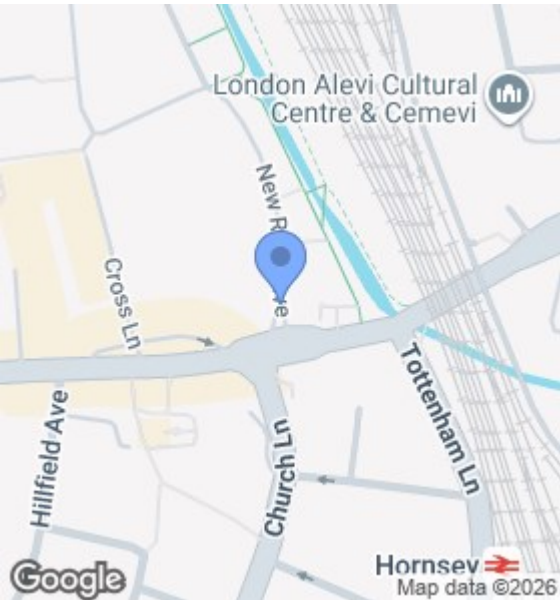
Description

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

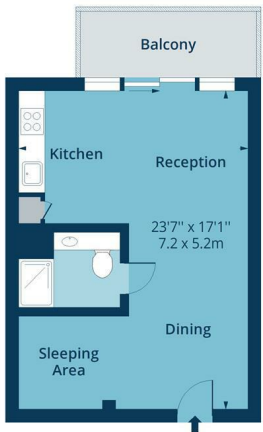
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	B
Council Tax	



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			
(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.