

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

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.



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020 8342 9444
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Chadwell Lane, Hornsey N8
£400,000 FOR SALE

Apartment



2

1

2



Chadwell Lane, Hornsey N8

£400,000

Description

A beautifully presented modern two-bedroom apartment situated in the heart of N8, offered to the market chain free. This stylish property benefits from a bright and spacious open-plan living area, contemporary kitchen with integrated appliances, and two well-proportioned bedrooms.

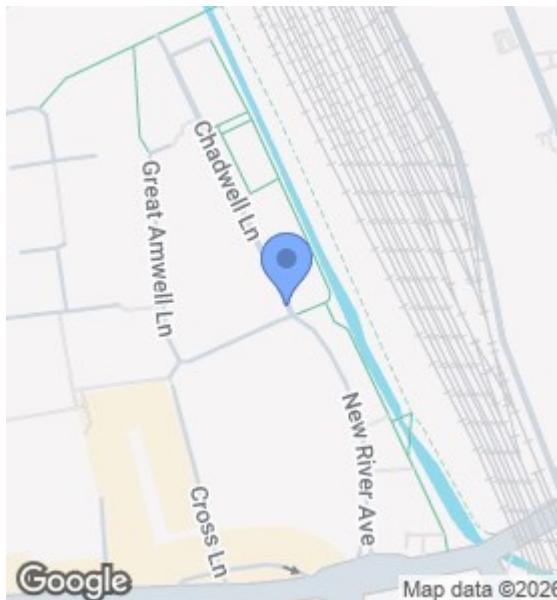
Additional highlights include:

Sleek modern finish throughout

Allocated parking space for convenience

Key Features

Tenure	Leasehold
Lease Expires	976 years remaining
Ground Rent	£778.51
Service Charge	£5,355.02
Local Authority	Haringey
Council Tax	D

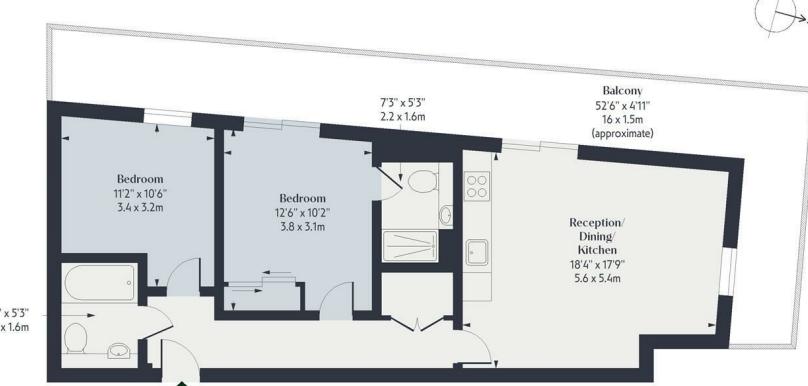


Floorplan

Kinnear Apartments, N8

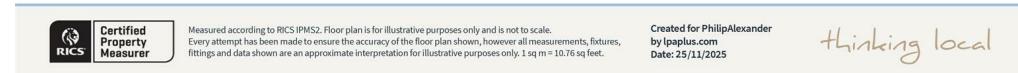
Approx. Gross Internal Area 685 Sq Ft - 63.64 Sq M
Approx. Gross Balcony Area 311 Sq Ft - 28.89 Sq M

**Philip
Alexander**



First Floor

Floor Area 685 Sq Ft - 63.64 Sq M



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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(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.