

# 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](http://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.

*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent Google reviews 2006 to 2016

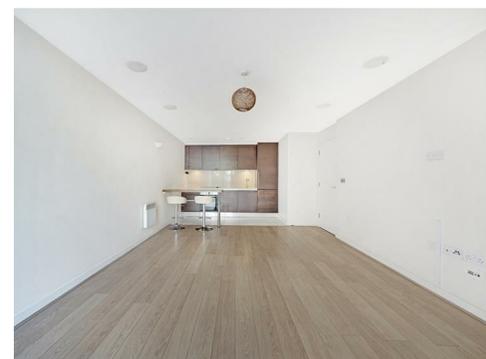


PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

**philipalexander**  
thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

**philipalexander**  
thinking local



**Chadwell Lane, London N8**

**£290,000** FOR SALE

*Apartment - Purpose Built*

1 1 1



# Hudson Apartments, N8

£290,000

## Description

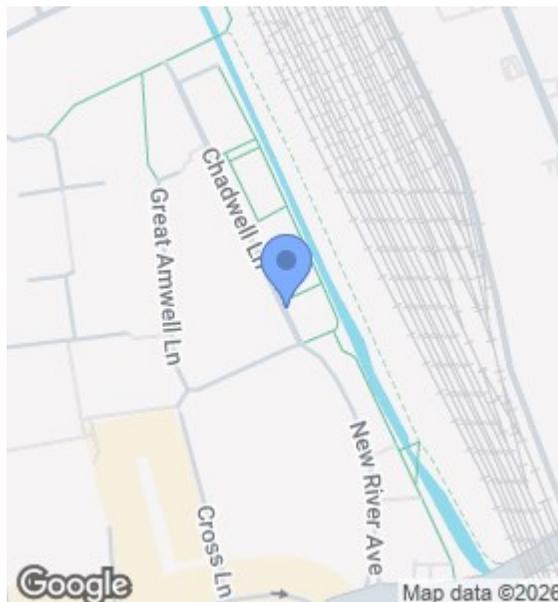
Stylish 1-Bedroom Ground Floor Apartment with Parking.

Situated within the highly sought-after New River Village development, this modern one-bedroom ground floor apartment offers bright, contemporary living just moments from Hornsey station and the vibrant amenities of Crouch End.

The property features a spacious open-plan living area with floor-to-ceiling windows, a modern fitted kitchen with integrated appliances, and direct access to a balcony.

## Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	977 years remaining
<b>Ground Rent</b>	£1,700.00
<b>Service Charge</b>	£3,400.00
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	C



## Floorplan

### Hudson Apartments, N8

Approx. Gross Internal Area 550 Sq Ft - 51.10 Sq M  
Approx. Gross Balcony Area 119 Sq Ft - 11.06 Sq M



**Ground Floor**

Floor Area 550 Sq Ft - 51.10 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>82</b>	<b>84</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.