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**Chadwell Lane, Hornsey N8**

**£425,000** FOR SALE

Apartment

2 1 2



# Chadwell Lane, Hornsey N8

£425,000

## Description

A bright and well-presented two-bedroom, second-floor apartment with TWO ALLOCATED PARKING SPACES in the sought-after New River Village development, Hornsey N8. Ideal for first-time buyers, downsizers, or anyone seeking modern living with excellent transport links. N8.

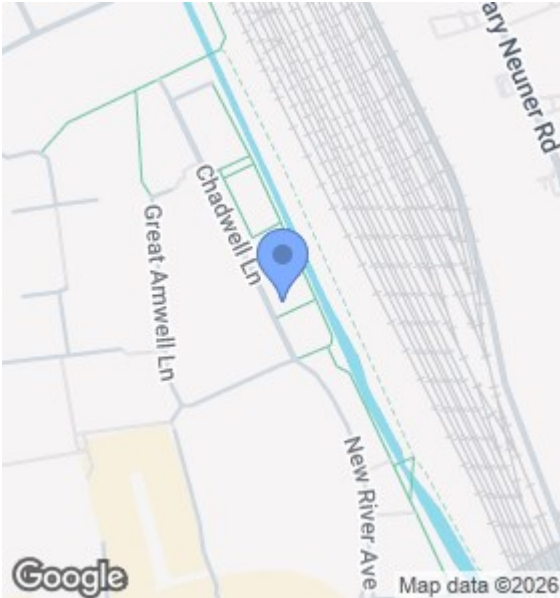
The property includes:

TWO UNDERGROUND PARKING SPACES - a rare standout advantage within the development

On-site facilities include a resident's gym with sauna and steam room and a 24 hour concierge service.

## Key Features

|                 |                 |
|-----------------|-----------------|
| Tenure          | Leasehold       |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | to be confirmed |
| Local Authority | 0               |
| Council Tax     | D               |



## Floorplan

### Fyfe House N8

Approx. Gross Internal Area 655 Sq Ft - 60.85 Sq M  
Approx. Gross Terrace Area 79 Sq Ft - 7.34 Sq M



Philip  
Alexander



### Second Floor

Floor Area 655 Sq Ft - 60.85 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.

Created for PhilipAlexander  
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## EPC

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  | 72                         | 84        |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>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.