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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.

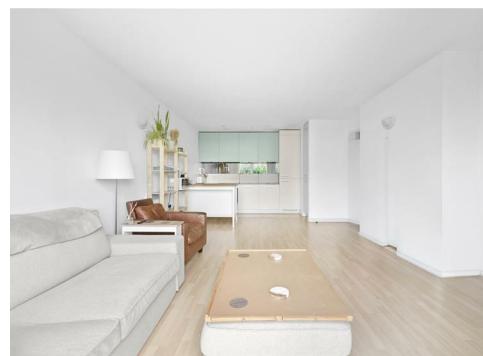


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**New River Avenue, Hornsey N8**

**£1500pcm** **LET AGREED**

*Apartment - Purpose Built*

1 1 1



## New River Avenue, Hornsey N8

£1500pcm

### Description

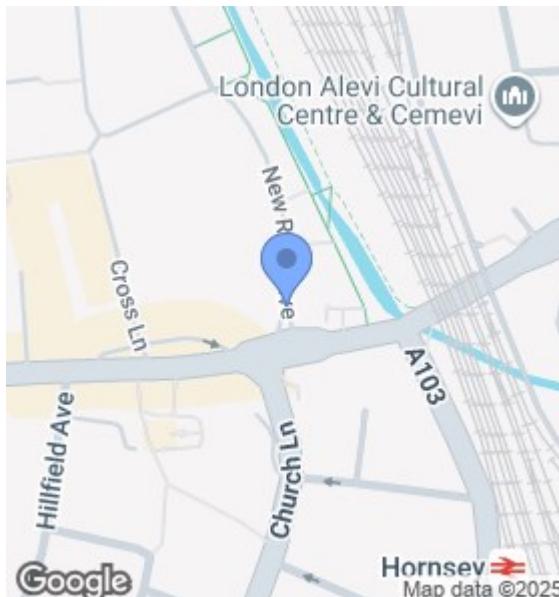
A modern one bedroom apartment situated on the 3rd floor of Amazon Apartments located within the popular New River Village development. The apartment is fitted to a high standard and benefits from a modern open kitchen / lounge, large double bedroom and stylish bathroom.

On-site facilities include a resident's gym (with a sauna & a steam room), a 24 hour concierge service, and easy access to a communal roof terrace and gardens. The development is undergoing some improvement works to some communal areas, which include; internal lighting upgrades, redecoration of communal areas, and new flooring in hallways (expected completion mid-end July 2025).

The New River Village is Located within a few minutes walk of 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 only a few minutes walk away.

### Key Features

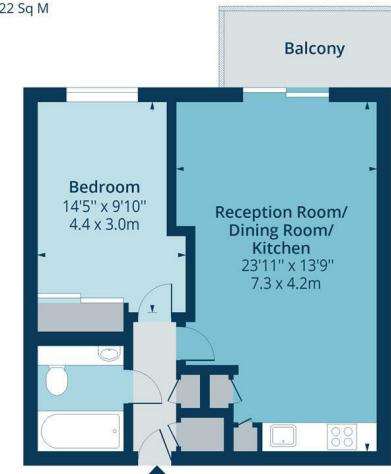
<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Haringey
<b>Local Authority</b>	C
<b>Council Tax</b>	



### Floorplan

#### Amazon Apartments, N8

Approx. Gross Internal Area 558 Sq Ft - 51.84 Sq M  
Approx. Gross Balcony Area 67 Sq Ft - 6.22 Sq M



Third Floor

Floor Area 558 Sq Ft - 51.84 Sq M



Certified  
Property  
Measure

ipaplus.com

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.

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	85
(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.

