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Clarendon Road, London N8

£325,000 FOR SALE

Flat - Purpose Built

1 1 0



Clarendon Road, London N8 £325,000

Description

Stylish One-Bedroom Apartment with Balcony in Prime N8 Location

Discover modern living in this beautifully presented one-bedroom apartment, situated on the sixth floor of the sought-after Westpoint Apartments. Boasting a bright and spacious reception area with direct access to a private balcony, this home is perfect for relaxing or entertaining. The semi-open plan contemporary kitchen is ideal for modern lifestyles, while the generously sized double bedroom features built-in wardrobes for excellent storage. A sleek and spacious bathroom completes the apartment.

Located on Clarendon Road, Westpoint Apartments offers unbeatable convenience—just a short stroll to Hornsey High Street, Turnpike Lane Tube

Key Features

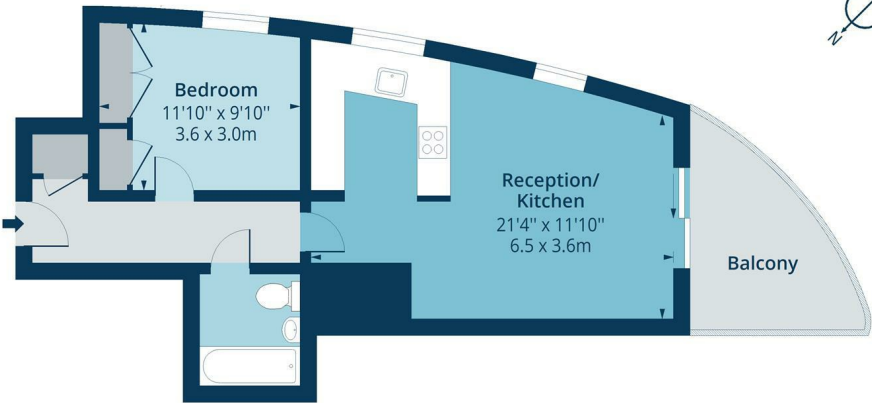
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



Floorplan

Westpoint Apartments, N8

Approx. Gross Internal Area 537 Sq Ft - 49.89 Sq M
Approx. Gross Balcony Area 87 Sq Ft - 8.08 Sq M



Sixth Floor

Floor Area 537 Sq Ft - 49.89 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		78	78
(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.