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straightforward
honest *a breath of*
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accessible
friendly *dependable*
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PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

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Altitude Point, Hampden Road, London N8

£525,000 FOR SALE

Apartment

2 1 2



Altitude Point, Hampden Road, £525,000

Description

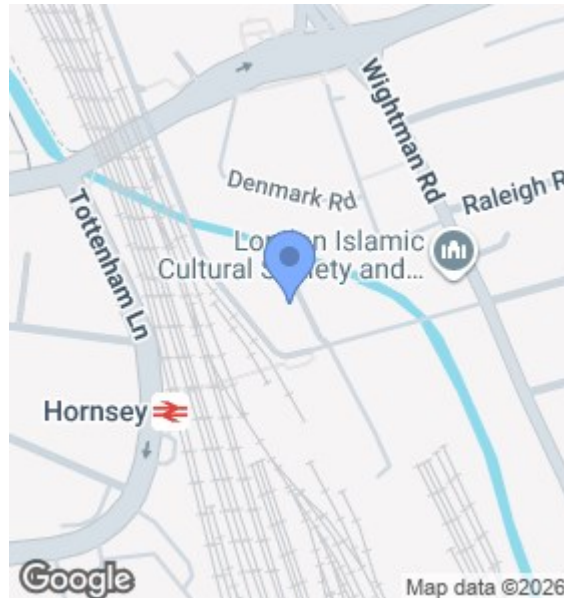
A beautifully presented 893 square foot two bedroom and two bathroom modern purpose-built apartment set within the highly sought-after Altitude Point development in the heart of N8, with tranquil views overlooking the New River.

This contemporary home offers a bright and spacious open-plan living and dining area, complemented by a sleek fully fitted kitchen with integrated appliances—perfect for modern living and entertaining with direct access onto a private balcony offering far-reaching and peaceful river views.

Altitude Point is ideally positioned for both convenience and lifestyle, just moments from the vibrant amenities of Crouch End Broadway, as well as excellent transport links including Hornsey rail (4 minutes walk) and Turnpike Lane Underground (Piccadilly Line, 10 minutes walk), providing easy

Key Features

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

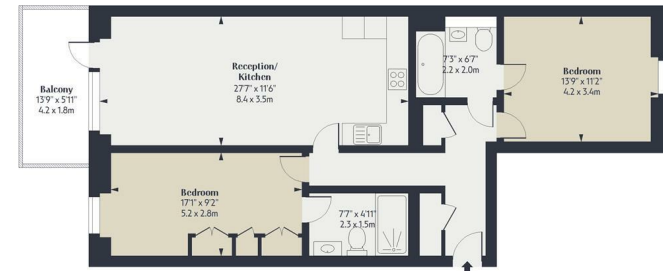


Floorplan

Altitude Point N8

Approx. Gross Internal Area 893 Sq Ft - 82.96 Sq M
Approx. Gross Balcony Area 81 Sq Ft - 7.52 Sq M

Philip Alexander



Second Floor
Floor Area 893 Sq Ft - 82.96 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.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	
(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.