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New River Avenue, London N8

£2,200 FOR SALE

Apartment - Purpose Built

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New River Avenue, London N8

£2,200 Per

Description

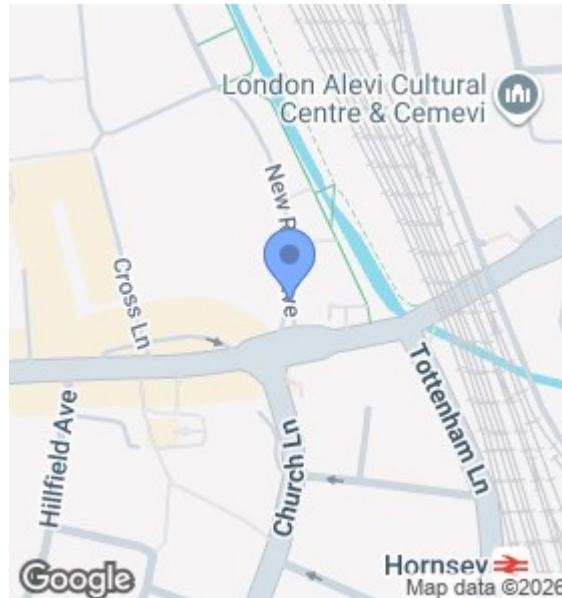
A beautifully presented two-bedroom apartment situated on the third floor of Amazon Apartments, within the highly sought-after New River Village development.

The property offers a bright and spacious open-plan reception area with a fully integrated kitchen, two well-proportioned double bedrooms (including a principal bedroom with built-in storage), a modern family bathroom, and a stylish en-suite shower room. A standout feature is the full-length private balcony, complete with adjustable metal shade covers, providing an excellent space for relaxing or entertaining.

Residents of New River Village benefit from a range of on-site amenities, including a fully equipped gym with sauna and steam room, a communal roof

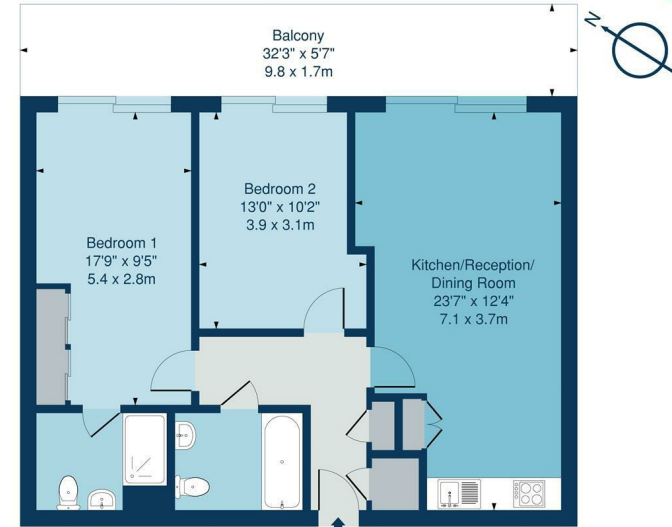
Key Features

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



Floorplan

Amazon Apartments, N8
Approx. Gross Internal Area 750 Sq Ft - 69.60 Sq M




Third Floor

Floor Area 750 Sq Ft - 69.60 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 accuracy of the floorplan 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			
(81-91) B		84	86
(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.