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*trustworthy*  
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*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016



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**New River Avenue, Hornsey N8**

**£1,800** FOR SALE

*Apartment - Purpose Built*

1 1 1



# New River Avenue, Hornsey N8 £1,800 Per

## Description

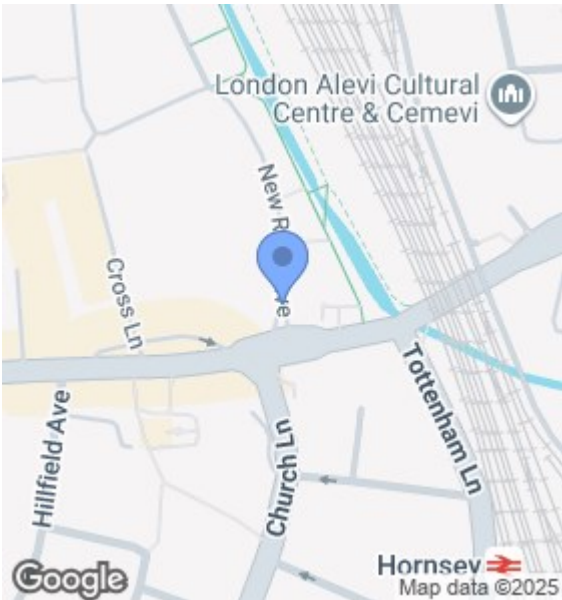
A beautifully presented and contemporary one-bedroom apartment set on the top floor of the sought-after Blake Apartments, within the popular New River Village development in Hornsey, N8.

This bright, south-facing home is finished to a high standard throughout and features a spacious open-plan kitchen and reception area with direct access to a private balcony, ideal for enjoying the sun or dining al fresco. The sleek kitchen is fully integrated with modern appliances, while the generous double bedroom and stylish bathroom create a calm and comfortable living space.

Residents benefit from an excellent range of on-site amenities, including a fully equipped gym, sauna and steam room, a beautifully furnished communal

## Key Features

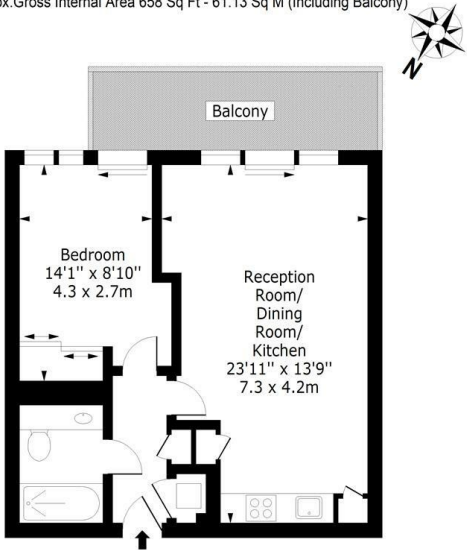
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Haringey
Local Authority	C
Council Tax	



## Floorplan

### Blake Apartments, N8

Approx. Gross Internal Area 558 Sq Ft - 51.84 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 658 Sq Ft - 61.13 Sq M (Including Balcony)



### Fifth Floor

Floor Area 558 Sq Ft - 51.84 Sq M

For Illustration Purposes Only - Not To Scale  
www.jpaplus.com

## EPC

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