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trustworthy
faultless service
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honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
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Chadwell Lane, Hornsey N8

£325,000 FOR SALE

Apartment - Purpose Built

1 1 1



Chadwell Lane, Hornsey N8

£325,000

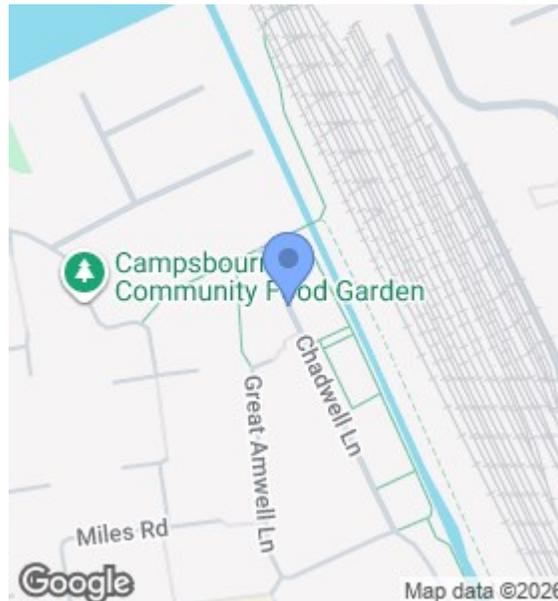
Description

This bright and contemporary one-bedroom apartment is set on the second floor of the highly regarded New River Village development in Hornsey, N8. Offered chain free, the property provides modern open-plan living, excellent natural light and access to superb on-site amenities, making it an ideal first home or investment.

The apartment features a spacious living/kitchen area with integrated appliances, a well-proportioned double bedroom and a stylish bathroom, all presented in clean, modern condition. Residents benefit from a 24-hour concierge, private gym, and beautifully maintained communal grounds, along with the development's unique blend of contemporary architecture and heritage buildings.

Key Features

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



Floorplan

Emerson Apartments N8

Approx. Gross Internal Area 542 Sq Ft - 50.35 Sq M
Approx. Gross Balcony Area 50 Sq Ft - 4.65 Sq M



Second Floor

Floor Area 542 Sq Ft - 50.35 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			
(81-91) B		85	87
(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.