

# Your local property experts

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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Quotes taken from independent  
Google reviews 2006 to 2016



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**Chadwell Lane, London N8**

**£500,000** FOR SALE

*Apartment - Purpose Built*

2 1 2



# Chadwell Lane, London N8

£500,000

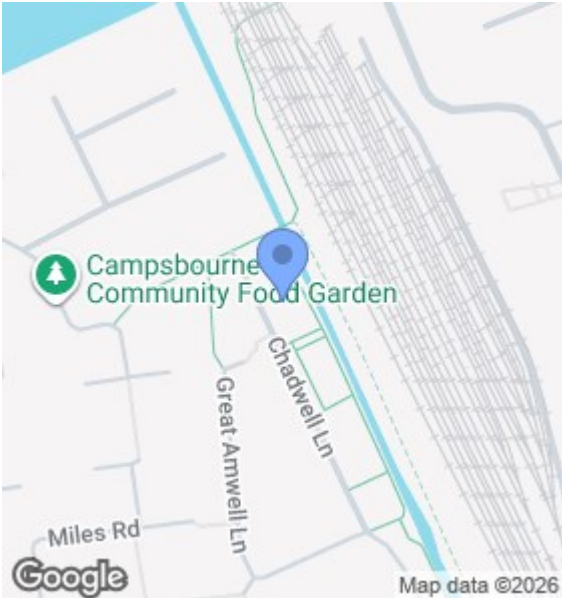
## Description

A beautifully presented top-floor apartment set within the sought-after New River Village development, offering impressive natural light, open views, and direct access to your OWN ROOF TERRACE. The property also comes with an allocated parking space. On-site facilities include a resident's gym with sauna and steam room and a 24 hour concierge service.. Positioned moments from Hornsey Station and Alexandra Park, this chain-free home is ideal for first-time buyers, professionals, or investors seeking a modern, low-maintenance property in a vibrant North London community.

Top-floor apartment with excellent natural light and elevated views

## Key Features

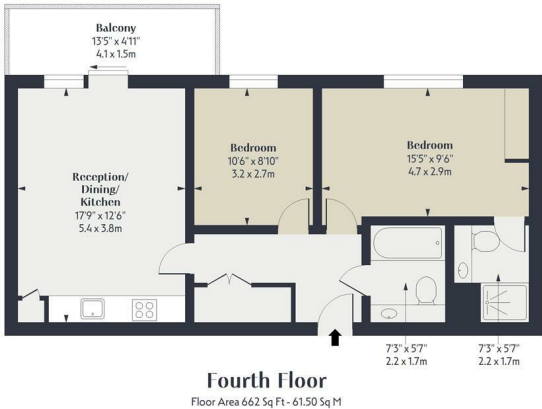
|                 |                 |
|-----------------|-----------------|
| Tenure          | Leasehold       |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | to be confirmed |
| Local Authority | D               |
| Council Tax     |               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



## Floorplan

### Kinnear Apartments N8

Approx. Gross Internal Area 662 Sq Ft - 61.50 Sq M  
Approx. Gross Terrace/Balcony Area 476 Sq Ft - 44.22 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.

Created for PhilipAlexander  
by lpaplus.com  
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## 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.