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**Hampden Road, London N8**

**£475,000** FOR SALE

*Apartment - Purpose Built*

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# Hampden Road, London N8

£475,000

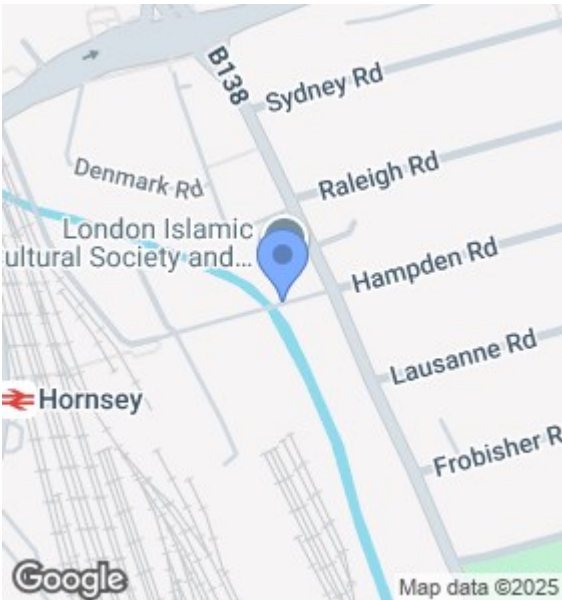
## Description

An excellently presented, next-to-new, two bedroom purpose built apartment, set on the tenth floor of the strikingly visual Altitude Point N8. The property is in flawless condition throughout and comprises; a large open-plan reception room with integrated kitchen, a covered private balcony, two generously sized bedrooms one with en-suite, and a contemporary bathroom with both bath and shower facilities. Additional benefits include two built-in hallway storage cupboards, an abundance of natural light throughout, floor to ceiling windows, contemporary fixtures and fittings throughout, a lift, and a communal bike rack for all residents.

This stylish 'Altitude Point' is moments away from the Harringay Ladder and Green Lanes High Road as well as the popular Crouch End Broadway with a large variety of shops, independent coffee shops, cafes, and restaurants. Plenty of transport links are close by within a 2 minute walk of Hornsey Train Station, as well as a short walk of Turnpike Lane Underground Station, Zone 3 on the Piccadilly Line.

## Key Features

|                        |                 |
|------------------------|-----------------|
| <b>Tenure</b>          | Leasehold       |
| <b>Lease Expires</b>   | to be confirmed |
| <b>Ground Rent</b>     | to be confirmed |
| <b>Service Charge</b>  | to be confirmed |
| <b>Local Authority</b> | Haringey        |
| <b>Council Tax</b>     |                 |



## Floorplan

### Altitude Point, N8

Approx. Gross Internal Area 877 Sq Ft - 81.47 Sq M  
Approx. Gross Balcony Area 81 Sq Ft - 7.52 Sq M



Tenth Floor

Floor Area 877 Sq Ft - 81.47 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                                   |  | 86                      | 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.