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trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
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Quotes taken from independent
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Chadwell Lane, Hornsey N8

£400,000 FOR SALE

Apartment

2 1 2



Chadwell Lane, Hornsey N8

£400,000

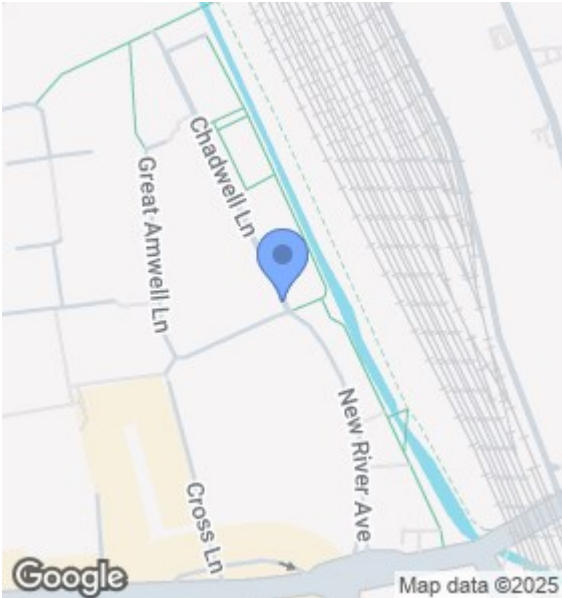
Description

A beautifully presented modern two-bedroom apartment situated in the heart of N8, offered to the market chain free. This stylish property benefits from a bright and spacious open-plan living area, contemporary kitchen with integrated appliances, and two well-proportioned bedrooms.

- Additional highlights include:
- Sleek modern finish throughout
 - Allocated parking space for convenience

Key Features

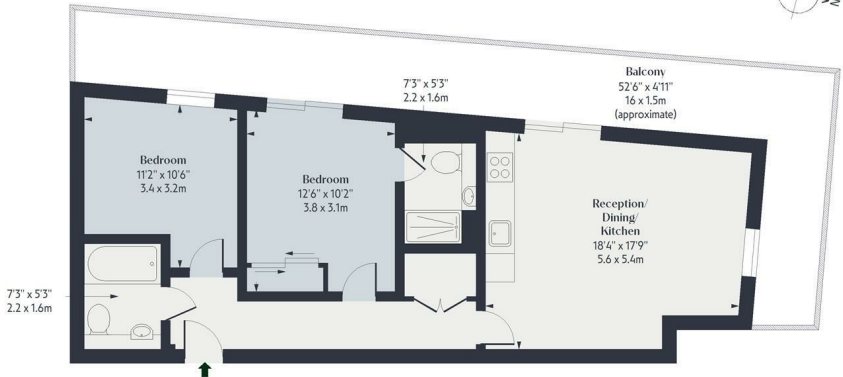
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	D



Floorplan

Kinnear Apartments, N8
Approx. Gross Internal Area 685 Sq Ft - 63.64 Sq M
Approx. Gross Balcony Area 311 Sq Ft - 28.89 Sq M

Philip
Alexander



First Floor
Floor Area 685 Sq Ft - 63.64 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			
(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.