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*straightforward*  
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*professional* *fresh air*  
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Quotes taken from independent Google reviews 2006 to 2016



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**5 Brook Road, London N8**

**£515,000** FOR SALE

*Apartment - Purpose Built*

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## 5 Brook Road, London N8

£515,000

### Description

Stunning 2-Bed, 2-Bath Apartment with Private Terrace – Alexandra Gate, N8

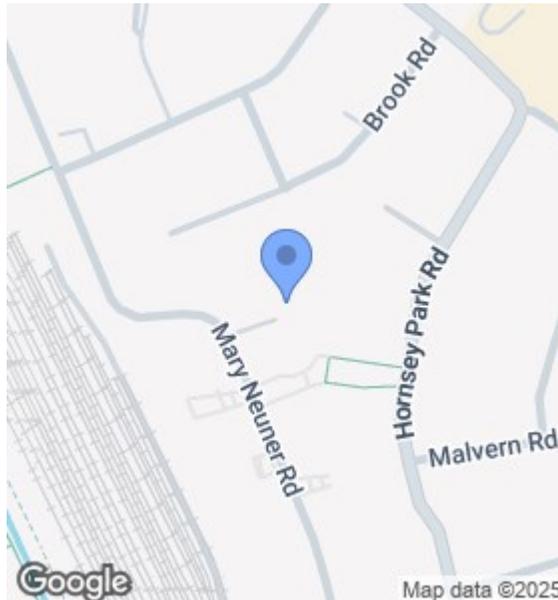
A beautifully presented two-bedroom, two-bathroom apartment set within Alexandra Gate – Hornsey's prestigious new luxury development. Designed to a high specification throughout, this modern apartment boasts a private terrace with far-reaching views, high-end finishes, and access to premium residents' facilities.

Key features include:

- Spacious open-plan living area with floor-to-ceiling windows

### 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>	
<b>Council Tax</b>	



### Floorplan

#### Azure House, N8

Approx. Gross Internal Area 710 Sq Ft - 65.96 Sq M  
Approx. Gross Balcony Area 75 Sq Ft - 6.97 Sq M



#### Fifth Floor

Floor Area 710 Sq Ft - 65.96 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.  
lpaplus.com

### 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.