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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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**3 Mary Neuner Road, Alexandra Gate N8**

**£425,000** FOR SALE

*Apartment - Purpose Built*

1 1 1



## 3 Mary Neuner Road, Alexandra

£425,000

### Description

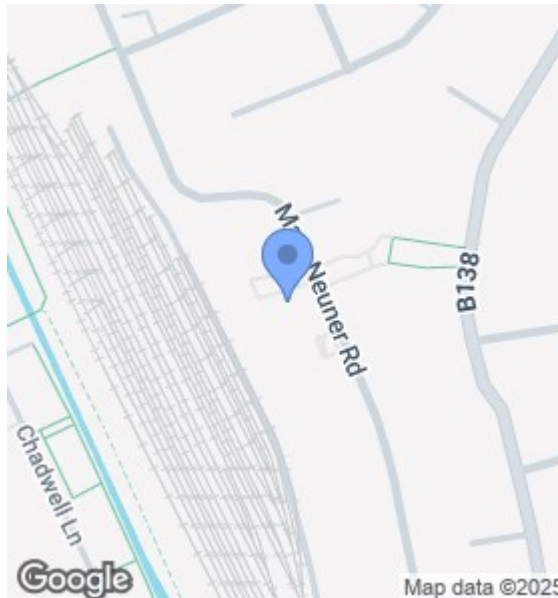
CHAIN FREE! PhilipAlexander are delighted to present this stunning new luxury one bedroom apartment, located in Blenheim Mansions, apart of Hornsey's new prestigious development Alexandra Gate, N8. This impressive apartment is situated on the second floor and boasts a stunning specification including a large PRIVATE BALCONY (inward facing over communal garden), an interior designed kitchen, modern bathroom and under floor heating throughout.

The property is offered in exceptional condition throughout, consisting of a luxury bathroom & kitchen, reception area and bedroom.

Alexandra Gate, N8 is located within a short walk of a selection of convenient public transport links; Alexandra Palace, Hornsey train stations and Wood Green, Turnpike Lane tube stations. Planned onsite facilities include a 24 hour concierge service, resident's pool, gym and spar, crèche and beautiful landscaped gardens and open areas.

### 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>	C

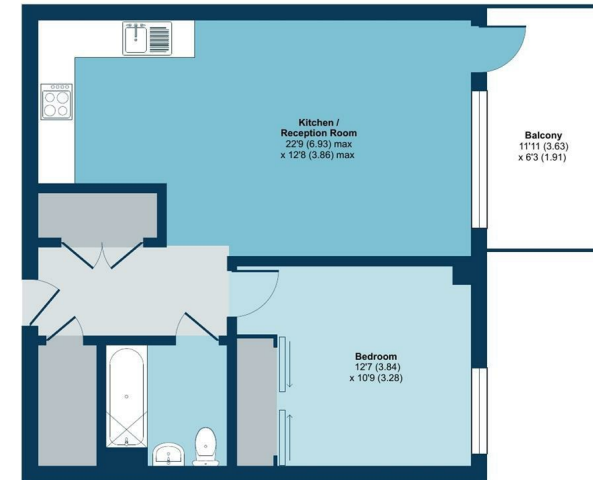


### Floorplan

#### Mary Neuner Road, London, N8

Approximate Area = 556 sq ft / 52 sq m

For identification only - Not to scale




Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vivchecon 2022. Produced for Philip Alexander Estate Agents. REF: 867219

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.