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Call **020 8342 9444** to speak to one of our friendly team.



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**New River Village, London N8**

**£2,300** FOR SALE

*Apartment - Purpose Built*

2 1 1



## New River Village, London N8

£2,300 Per

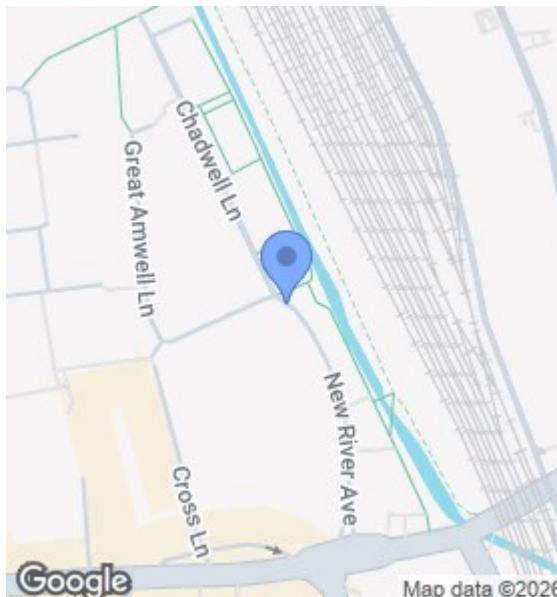
### Description

A beautifully refurbished two-bedroom apartment set within a highly sought-after riverside development, surrounded by landscaped communal gardens. Situated on the first floor, this bright and spacious home benefits from exceptional natural light throughout. The property features private balconies from both the master bedroom and the living room, while floor-to-ceiling windows in the kitchen offer impressive views of Alexandra Palace.

Both bedrooms are generous doubles, with the master bedroom offering fitted wardrobes for ample storage. The contemporary interior combines style and functionality, with a modern fitted kitchen complete with integrated dishwasher and ample cupboard space, a flexible open-plan living and dining area, and a sleek family bathroom finished to a high standard.

### Key Features

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



### Floorplan

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	82
(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.