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*professional* *fresh air*  
**accessible**  
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**Chadwell Lane, Hornsey N8**

**£390,000** FOR SALE

*Apartment - Purpose Built*

2 1 2



# Chadwell Lane, Hornsey N8

£390,000

## Description

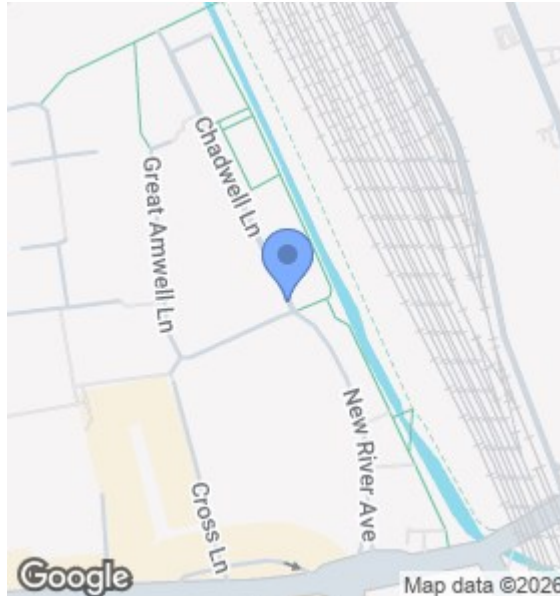
An excellently presented, contemporary two bedroom apartment situated on the ground floor of Kinnear Apartments within the popular New River Village development. The property is fitted to a high specification offering an impressive amount of natural light and spacious rooms throughout and comprises two double bedrooms, a large private corner patio terrace, a bright open plan kitchen/reception room, a modern bathroom, and an en-suite shower room.

On-site facilities include a resident's gym with sauna and steam room and a 24 hour concierge service.

New River Village is Located within a few minutes walk of shops, bars and restaurants on Hornsey High Street and Crouch End Broadway. For easy

## 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>     | D               |

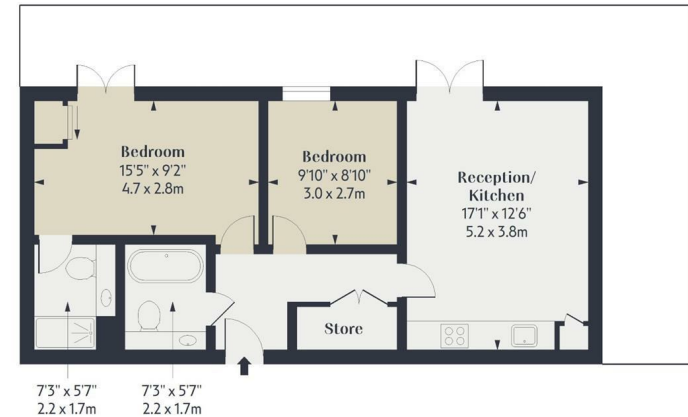


## Floorplan

### Kinnear Apartments N8

Approx. Gross Internal Area 649 Sq Ft - 60.29 Sq M

Philip Alexander



**Ground Floor**  
Floor Area 649 Sq Ft - 60.29 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.

Created for Philip Alexander by lpaplus.com Date: 18/04/2026

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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                                   |  | 65                      | 77        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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.