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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
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Quotes taken from independent
Google reviews 2006 to 2016



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020 8342 9444
www.philipalexander.net

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Hampden Road, London N8

£400,000 FOR SALE

Apartment - Purpose Built

1 2 1



Hampden Road, London N8

£400,000

Description

Modern 2 Bedroom Apartment with Balcony Overlooking New River

A beautifully presented and spacious 2-bedroom modern apartment, ideally situated in a sought-after development New River

This stylish home features a light-filled open-plan living area that seamlessly connects to a balcony, perfect for enjoying morning coffee and sunrises with peaceful river views. The contemporary kitchen is fully fitted with integrated appliances, making it ideal for both everyday living and entertaining.

The apartment comprises two well-proportioned bedrooms, including a generous master bedroom with a modern family bathroom. Both bedrooms

Key Features

- ONE BEDROOM APARTMENT
- PRIVATE BALCONY
- ALLOCATED PARKING SPACE
- COMMUNAL GARDEN
- FOURTH FLOOR (WITH LIFT)
- HORNSEY STATION 2 MINUTE WALK
- TURNPIKE LANE TUBE STATION 10 MINUTE WALK

Tenure

Leasehold

Lease Expires

to be confirmed

Ground Rent

to be confirmed

Service Charge

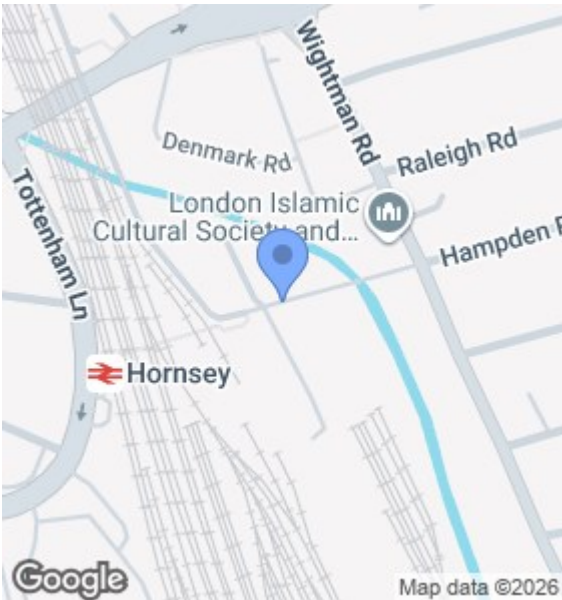
to be confirmed

Local Authority

Haringey

Council Tax

D

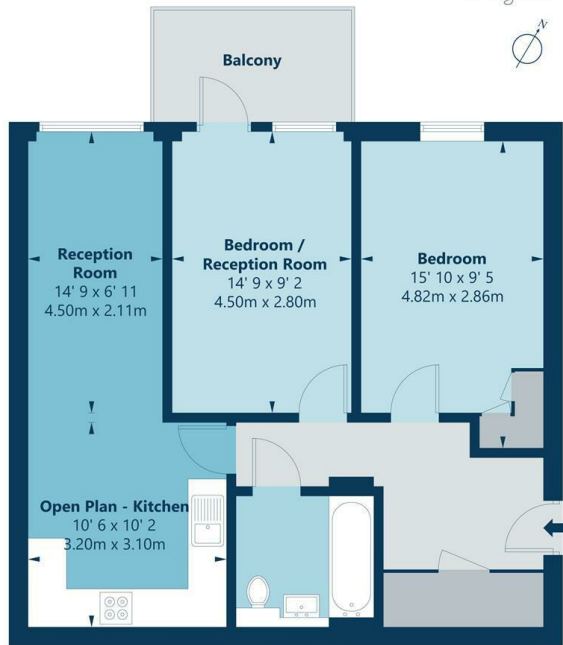


Floorplan

Magnus Heights

Approx. Gross Internal Area 667 Sq Ft - 62 Sq M

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Fourth Floor

For Illustrational Purposes Only - Not To Scale
lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(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.