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



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**Chadwell Lane, London N8**

**£290,000** FOR SALE

*Apartment - Purpose Built*

1 1 1



# Hudson Apartments, N8

£290,000

## Description

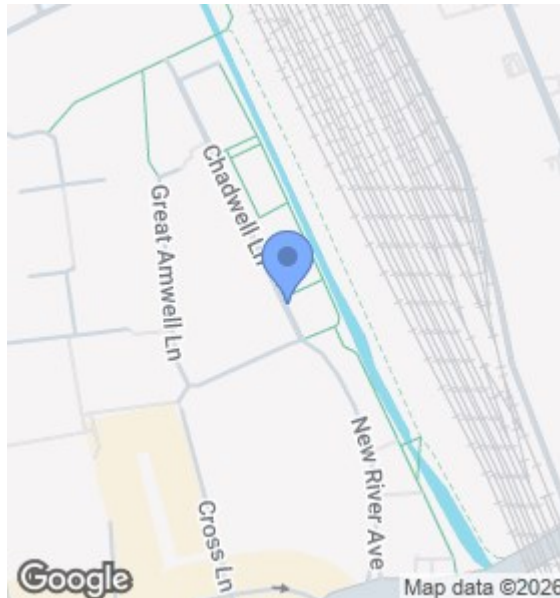
Stylish 1-Bedroom Ground Floor Apartment with Parking.

Situated within the highly sought-after New River Village development, this modern one-bedroom raised ground floor apartment offers bright, contemporary living just moments from Hornsey station and the vibrant amenities of Crouch End.

The property features a spacious open-plan living area with floor-to-ceiling windows, a modern fitted kitchen with integrated appliances, and direct access to a balcony.

## Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	977 years remaining
<b>Ground Rent</b>	£1,700.00
<b>Service Charge</b>	£3,400.00
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	C



## Floorplan

### Hudson Apartments, N8

Approx. Gross Internal Area 550 Sq Ft - 51.10 Sq M  
Approx. Gross Balcony Area 119 Sq Ft - 11.06 Sq M



### Ground Floor


Floor Area 550 Sq Ft - 51.10 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		82	84
(69-80) C			
(55-68) D			
(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.