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PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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



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1 Mary Neuner Road, Alexandra Gate N8
£1,550 FOR SALE

Apartment - Purpose Built

0 1 1



1 Mary Neuner Road, Alexandra

£1,550 Per

Description

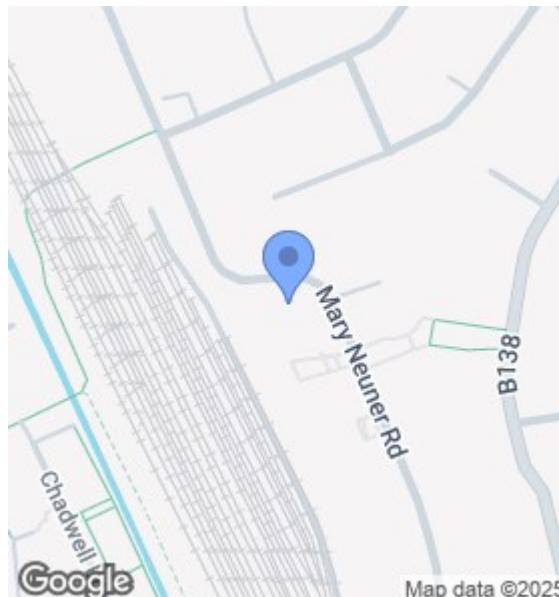
A stunning studio apartment located in Hornsey's brand new luxury development, Alexandra Gate, N8. This contemporary apartment is positioned on the fourth floor of Hornsey Park Place and benefits from beautiful views from a private terrace.

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

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



Floorplan

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(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.