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trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
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Chadwell Lane, Hornsey N8

£415,000 FOR SALE

Apartment

2 1 2



Chadwell Lane, Hornsey N8

£415,000

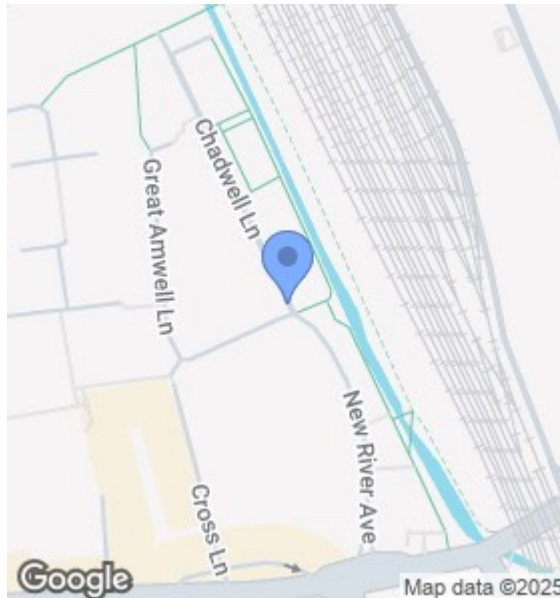
Description

A beautifully presented, contemporary two bedroom apartment situated on the first floor of Kinnear Apartments, within the prestigious New River Village development. The property is fitted to a very high specification offering impressive light and spacious rooms throughout and comprises two double bedrooms, a large private balcony, a large open plan kitchen/reception room, a modern bathroom, an en-suite shower room to the master bedroom and a secure underground parking space.

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 transport into central London Hornsey train station and Turnpike Lane tube station (Piccadilly Line) are very close by.

Key Features

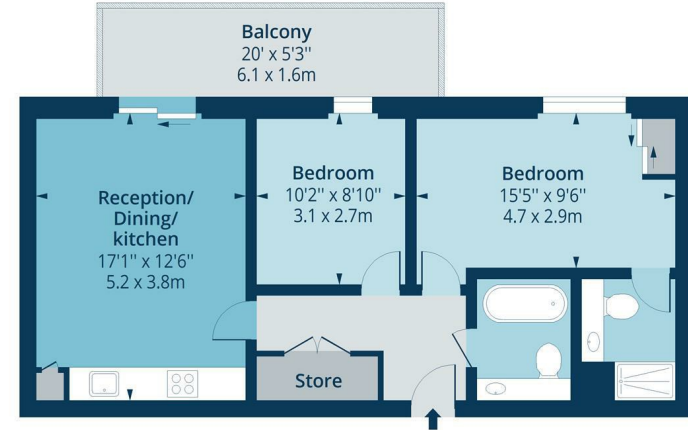
| | |
|------------------------|-----------------|
| Tenure | Leasehold |
| Lease Expires | to be confirmed |
| Ground Rent | to be confirmed |
| Service Charge | to be confirmed |
| Local Authority | 0 |
| Council Tax | |



Floorplan

Kinnear Apartments, N8

Approx. Gross Internal Area 649 Sq Ft - 60.29 Sq M
Approx. Gross Internal Area 105 Sq Ft - 9.75 Sq M



First 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.

lpaplus.com

EPC

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