

# Your local property experts

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](http://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.

*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016



PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

**philipalexander**  
thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

**philipalexander**  
thinking local



**New River Avenue, Hornsey N8**

**£1,750** FOR SALE

*Apartment - Purpose Built*

1 1 1



# New River Avenue, Hornsey N8 £1,750 Per

## Description

A stylish and modern one-bedroom apartment set on the third floor of Blake Apartments, part of the highly regarded New River Village development. Finished to a high standard throughout, the property features a spacious open-plan kitchen/reception area, a generous double bedroom, a contemporary bathroom, and a large private balcony offering excellent outdoor space.

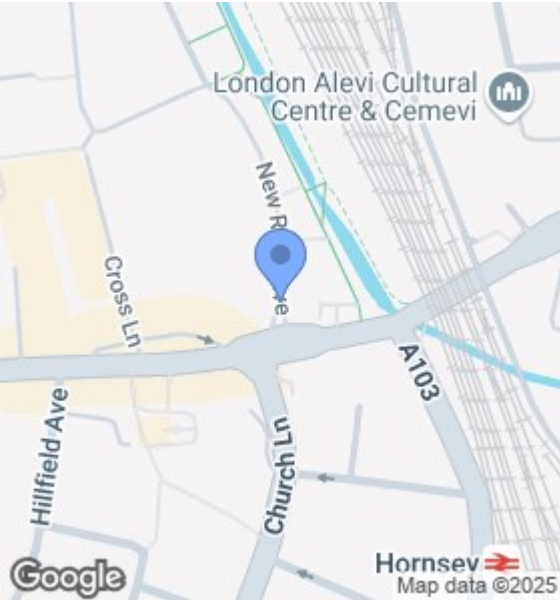
Residents benefit from a range of on-site amenities, including a fully equipped gym, sauna and steam room, communal roof terrace, and 24-hour concierge service.

New River Village enjoys a prime location just moments from the vibrant selection of shops, bars, and restaurants on Hornsey High Street and Crouch End Broadway. Excellent transport links into central London are available via nearby Hornsey Train Station and Turnpike Lane Underground Station (Piccadilly Line), both within easy walking distance.

## Key Features

- Gym and concierge
- Close to Hornsey mainline

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		
(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.