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

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Hampden Road, London N8

£525,000 FOR SALE

Apartment - Purpose Built

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Hampden Road, London N8

£525,000

Description

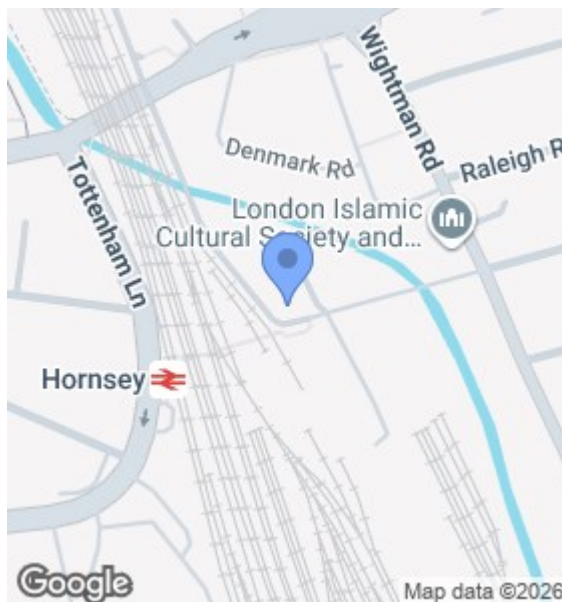
A superb opportunity to purchase this chain-free, purpose-built two-bedroom apartment on the eighth floor of the popular Altitude Point development N8.

The property offers a bright open-plan living space with a modern fitted kitchen and direct access to a private balcony with elevated views. There are two well-proportioned bedrooms and a contemporary bathroom, all presented in good condition throughout.

Further benefits include lift access, secure entry, and well-maintained communal areas. Ideally located close to excellent transport links and local amenities, this apartment is perfect for first-time buyers, investors, or professionals seeking a well-connected London home.

Key Features

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



Floorplan

Altitude Point N8

Approx. Gross Internal Area 883 Sq Ft - 82.03 Sq M
Approx. Gross Balcony Area 79 Sq Ft - 7.34 Sq M



Philip
Alexander



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.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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.