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

Quotes taken from independent  
Google reviews 2006 to 2016



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**New River Village, Hornsey N8**

**£195,000** FOR SALE

Apartment

1 1 1



# New River Village, Hornsey N8 £195,000

## Description

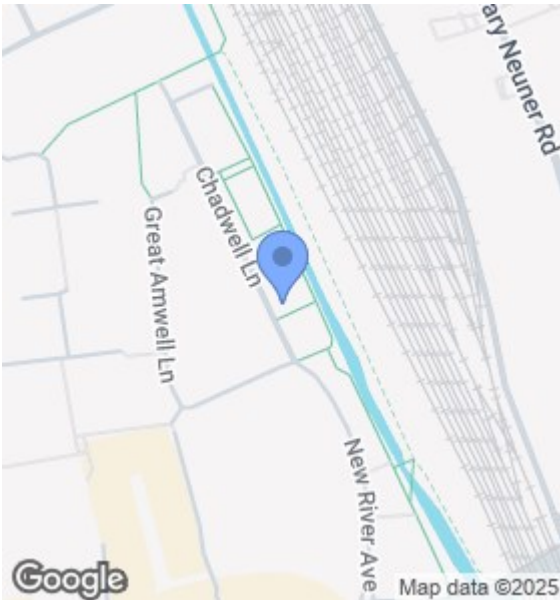
A rare opportunity to acquire a shared ownership property within the popular New River Village development. The apartment is offered for sale on a part own and part rent basis (ownership currently set at 60% with rent payable monthly at approx. £361.19). The apartment is situated on the top floor (fourth floor) of Judd Apartments located within the popular New River Village development. The apartment is fitted to a high standard and benefits from a secure off street parking space, a modern open plan kitchen / living room, a large double bedroom, large bathroom and lots of storage.

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 only a few minutes walk away.

## Key Features

- 60% Share of ownershipOne bedroom apartmentsModern kitchen and bathroomSecure underground parking spaceWalking distance of train and tubeMonthly rent payable: £241 ApproxMonthly service charge: £134 Approx.

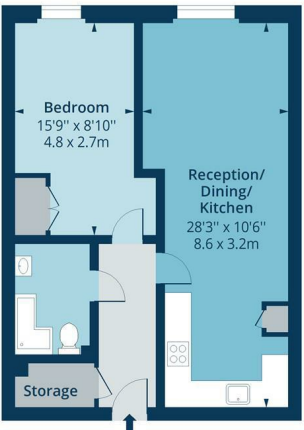
**Tenure** Leasehold  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** to be confirmed  
**Local Authority** 0  
**Council Tax**



## Floorplan

### Judd Apartments, N8

Approx. Gross Internal Area 587 Sq Ft - 54.53 Sq M



Fourth Floor

Floor Area 587 Sq Ft - 54.53 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.