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faultless service  
straightforward  
**honest** a breath of  
professional fresh air  
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friendly dependable  
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**Blenheim Mansions, Alexandra Gate, N8**

**£1,950** LET AGREED

Apartment - Purpose Built

1 1 1

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

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## 3 Mary Neuner Road, Hornsey N8      £1950pcm

### Description

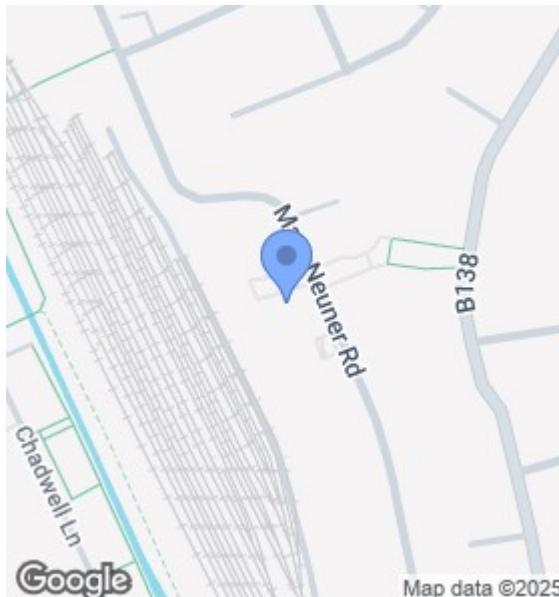
A stunning one bedroom suite apartment located in Hornsey's newest luxury development, Alexandra Gate, N8. This contemporary apartment is positioned on the seventh floor of Blenheim Mansions and benefits from beautiful views of Alexandra Palace from a private terrace.

Alexandra Gate is located within a short walk of a selection of convenient public transport links; Alexandra Palace, Hornsey train station 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

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



### Floorplan

#### Blenheim Mansions, N8

Approx. Gross Internal Area 558 Sq Ft - 51.84 Sq M  
Approx. Gross Balcony Area 82 Sq Ft - 7.62 Sq M



#### Seventh Floor

Floor Area 558 Sq Ft - 51.84 Sq M



Certified  
Property  
Measure  
lpaplus.com

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.

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(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.