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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
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Quotes taken from independent
Google reviews 2006 to 2016



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New River Avenue, London N8

£300,000 FOR SALE

Apartment - Purpose Built

1 1 1



New River Avenue, London N8 £300,000

Description

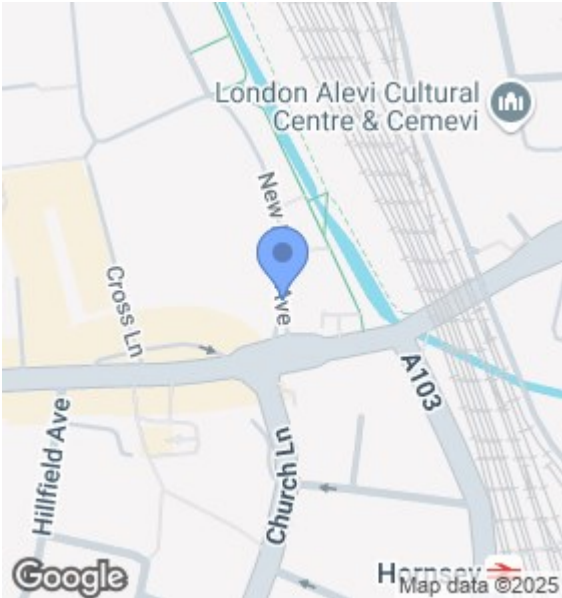
A modern one bedroom apartment located within the popular New River Village development. The apartment is fitted to a very high standard and benefits from a modern open kitchen / lounge, large double bedroom and bathroom.

On site facilities include a residents gym, sauna / steam room and a 24 hour concierge service. The development is undergoing some improvement works to some communal areas, which include; internal lighting upgrades, redecoration of communal areas, and new flooring in hallways (expected completion mid-end July 2025).

The 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 only a few minutes walk away.

Key Features

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



Floorplan

Amazon Apartments, N8 7QE

Approx. Gross Internal Area 558 Sq Ft - 51.84 Sq M



Fourth Floor

Floor Area 558 Sq Ft - 51.84 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.