

Clarendon Road, N8 0DB

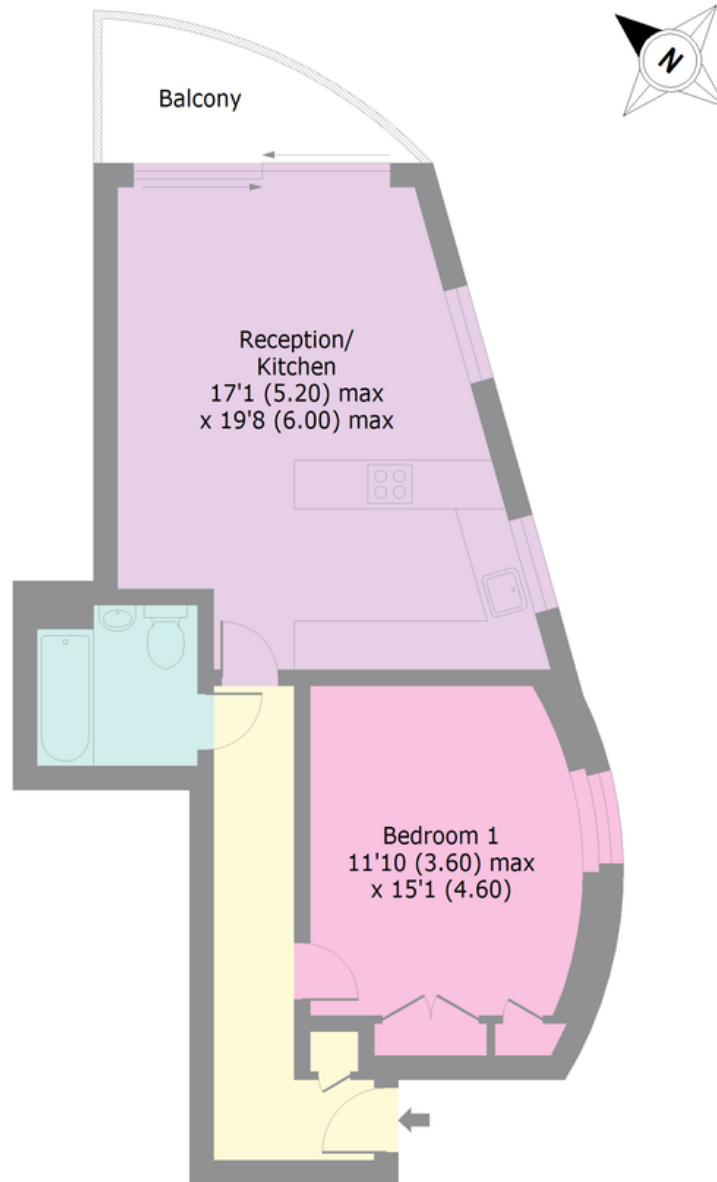
**A GUIDE PRICE OF £300,000 - £315,000**

A desirable one bedroom 2nd floor apartment with a stunning balcony with views of the surrounding area, set within the popular development – Westpoint Apartments. Occupying over 595 Sq Ft of living space, the property has been tastefully decorated offering a neutral and contemporary style, throughout. Benefits include a one double bedroom with fitted wardrobes, an open plan living room/dining room and modern kitchen appliances, bathroom and spacious hallway. Westpoint Apartments is located on Clarendon Road, N8 and within easy walking distance of Hornsey High Street and Turnpike Lane tube station (Piccadilly Line, zone 3) and Hornsey train station and also within reach of Crouch End Broadway and Alexandra Palace.



## Westpoint Apartments N8

Approx. Gross Internal Area (Including Balcony) 647 Sq Ft - 60.11 Sq M  
Approx. Gross Internal Area (Excluding Balcony) 595 Sq Ft - 55.28 Sq M



**SECOND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Produced for Wilkinson Byrne REF: 563057

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1



Bedrooms

1



Receptions

1



Bathrooms

Yes



Balcony

**Tenure:**  
Leasehold

**Energy Efficiency Rating:**  
C

**Bounds Green Office**

**3 Latham Court  
Brownlow Road  
London N11 2ES**

**0208-365-8900**

**[boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com)**

**Turnpike Lane Office**

**8 Turnpike Parade  
Green Lanes  
London N15 3EA**

**0208-888-0022**

**[Turnpikelane@wilkinsonbyrne.com](mailto:Turnpikelane@wilkinsonbyrne.com)**