

# Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.



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

Quotes taken from independent  
Google reviews 2006 to 2016

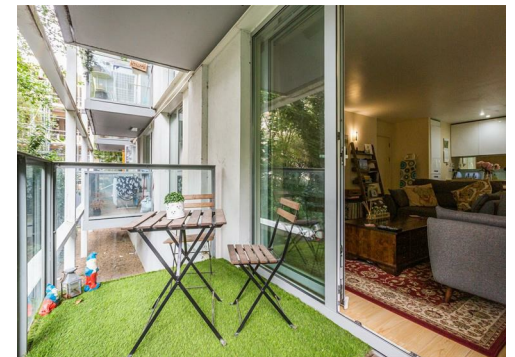


PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

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**New River Avenue, N8**

**£325,000** FOR SALE

Apartment

1 1 1



# New River Avenue, N8

£325,000

## Description

999 LEASE FROM 2007! A modern and bright one bedroom apartment situated in Blake Apartments within the popular New River Village development. The apartment is fitted to a very high standard and benefits from a bright open plan kitchen / reception room and a south facing balcony. On site facilities include a residents gym with sauna and steam room and a 24 hour concierge service. 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 very close by.

## Key Features

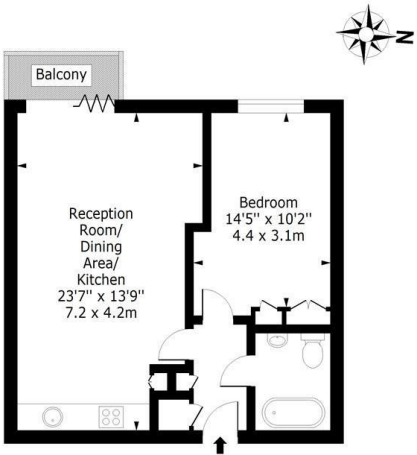
- One bedroom apartment
- South facing balcony
- Resident's gym
- 24 hour concierge service
- Communal roof terrace
- Close to Train station
- Walking distance of tube station
- Long lease
- Additional Parking Spaces Available To Buy call 0208 342 9444

**Tenure** Leasehold  
**Lease Expires** type text here  
**Ground Rent** type text here  
**Service Charge** type text here  
**Local Authority** type text here  
**Council Tax**



## Floorplan

**Blake Apartments, N8 7Q**  
Approx. Gross Internal Area 550 Sq Ft - 51.10 Sq M



**Lower Ground Floor**  
Floor Area 550 Sq Ft - 51.10 Sq M

For illustration Purposes Only - Not To Scale  
www.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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.