

# Your local property experts

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*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



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**New River Avenue, Hornsey N8**

**£475,000** FOR SALE

Apartment

2 1 2



# New River Avenue, Hornsey N8 £475,000

## Description

A stunning dual aspect two bedroom apartment set on the second floor of Amazon Apartments, within the sought after New River Village development. The property benefits from a spacious open plan reception room opening onto a large private balcony, two bright doubles bedroom, a contemporary main bathroom, an en suite shower room and a secure underground parking space. On-site facilities include a resident's gym with sauna and steam room, a communal roof terrace 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.

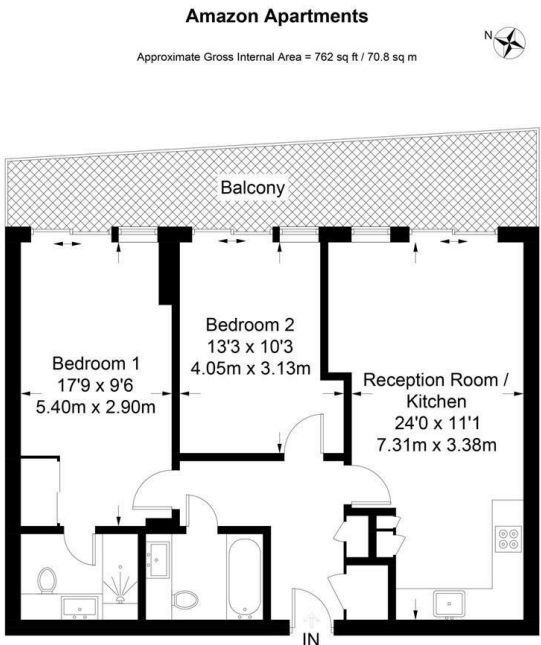
## Key Features

- 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



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID390595)

## EPC

Energy Efficiency Rating	
	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	
	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.