

# Your local property experts

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

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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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thinking local

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

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**New River Avenue, Hornsey N8**

**£1,600** FOR SALE

Apartment

2 0 2



## New River Avenue, Hornsey N8

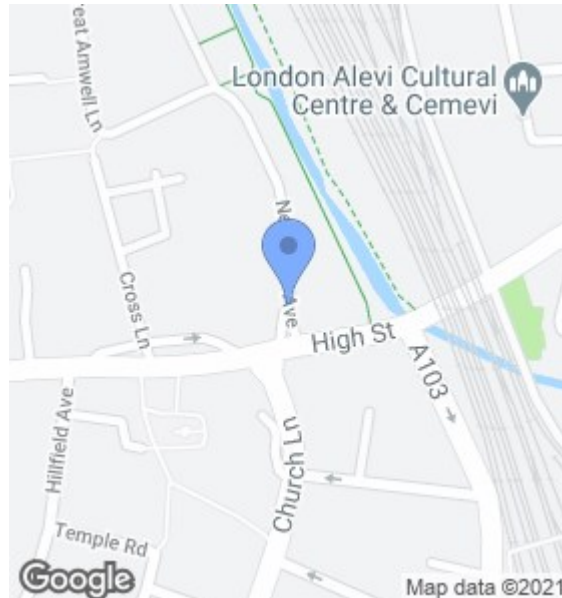
£1,600 Per

### Description

HUGE WRAP AROUND TERRACE! A modern two bedroom apartment situated on the second floor of Amazon Apartments located within the popular New River Village development. The apartment is fitted to a very high standard and benefits from 2 double bedrooms, 2 bathrooms (one en suite) and a large private balcony which wraps around the apartment. On site facilities include a residents gym, sauna / steam room and a 24 hour concierge service. 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 very close by.

### Key Features

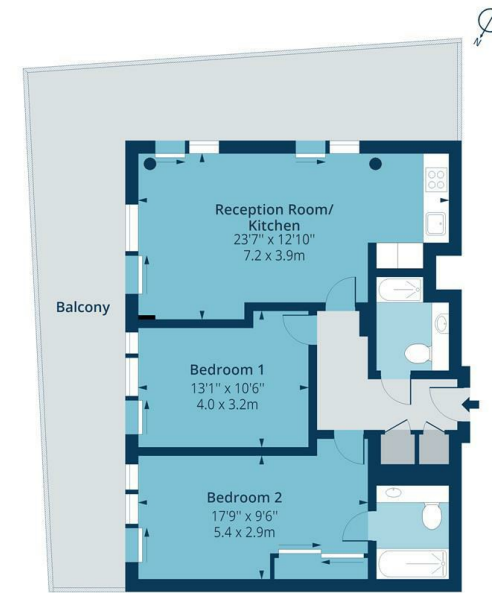
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	0
Local Authority	
Council Tax	



### Floorplan

Amazon Apartments, N8  
Approx. Gross Internal Area 779 Sq Ft - 72.37 Sq M

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Second Floor  
Floor Area 779 Sq Ft - 72.37 Sq M

For illustration Purposes Only - Not To Scale  
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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	81

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.