



**New River Avenue
London
N8 7QE**

Offers in Excess of £305,000

bettermove

New River Avenue London

Bettermove are proud to present this modern 1 bedroom flat situated within the New River Village development.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated underground parking space. The council tax band is C.

This is a leasehold property with 988 years remaining on the lease; the ground rent is £400 per annum and the service charge is £1,800 per annum.

The interior of this beautifully presented property comprises a spacious and open plan living room with the fitted kitchen and dining area, private balcony area, one double bedroom and the three piece bathroom located on the first floor of the building. There are excellent facilities available for the residents such as the residents only gym and sauna/steam room.

Located in the popular development of New River Village the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs on Hornsey High Street & Crouch End Broadway. Excellent transport connections can be found from Hornsey train station and Turnpike Lane tube station (Piccadilly Line).

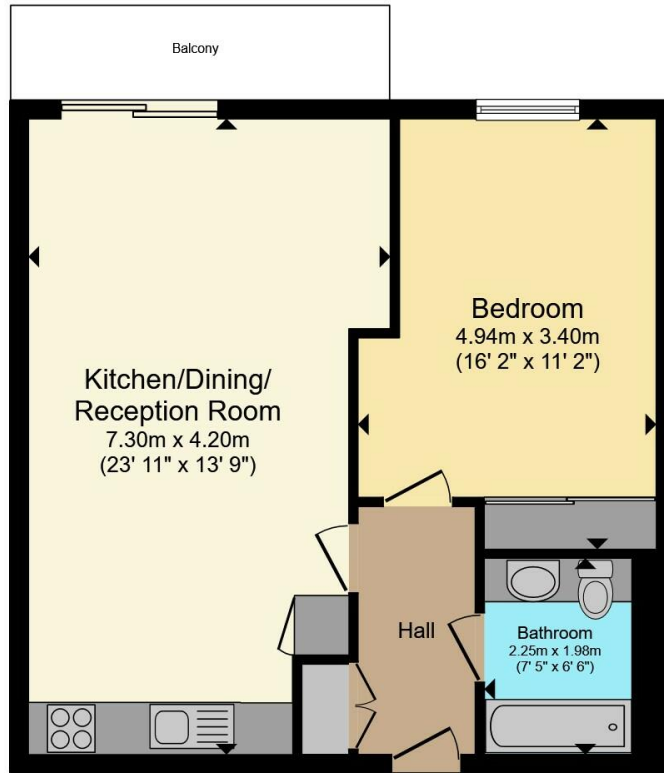
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 52.6 m² (566 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 85 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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