

£525,000 Leasehold

Judd Apartments, Great Amwell Lane, London N8 7NP



- Ground Floor
- Open Plan Kitchen/Reception Room
- Short Walk from Hornsey Station
- Approx. 804 Sqft Gross Internal Area
- Parking Space
- Close to Alexandra Park

GENERAL DESCRIPTION

An attractively-presented apartment on the ground floor of a modern development close to Alexandra Palace and the surrounding park. The property has a spacious reception room with full-height, east-facing window and open-plan kitchen area. There is a nineteen-foot main bedroom with fitted wardrobe plus a generously-sized second double bedroom, a sleek, white-tiled bathroom and a large storage/utility cupboard in the entrance hallway. Judd Apartments has an underground car park which includes a space for this property. Alternatively, Hornsey Station, for services to a number of destinations, including regular trains into Moorgate, is within easy walking distance and Turnpike Lane (Piccadilly Line) only slightly further away.

Tenure: Leasehold (lease recently extended - now 125 years from 28/05/2024).

Service Charge: £197.44 per month (subject to annual review).

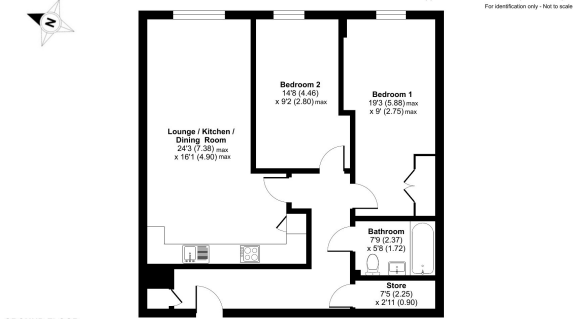
Council Tax: Band D, London Borough of Haringey.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

Great Amwell Lane, London, N8
Approximate Area = 804 sq ft / 74.6 sq m
For identification only - Not to scale



GROUND FLOOR
Plan also produced in accordance with RICS Property Measurement 3rd Edition.
Incorporating International Property Measurement Standards (IPMS) (December 2014).
Produced for Urban Moves. REF: 105720

GROUND FLOOR

Entrance Hallway

Reception

24' 3" max. x 16' 1" max. (7.39m x 4.90m)

Kitchen

included in reception measurement

Bedroom 1

19' 3" x 9' 0" max. (5.87m x 2.74m)

Bedroom 2

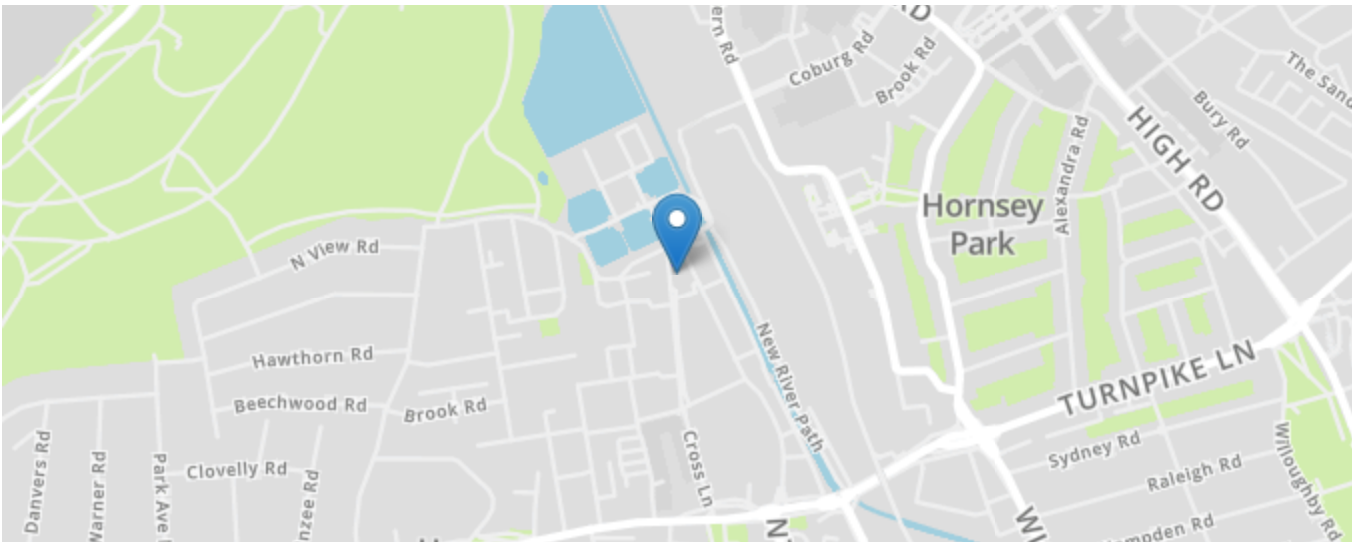
14' 8" x 9' 2" max. (4.47m x 2.79m)

Bathroom

7' 9" x 5' 8" (2.36m x 1.73m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.